

September 11, 2023

Sent Via Email

Christopher Carthy, Chairman
Town of North Castle
Planning Board
17 Bedford Road
Armonk, NY 10504



**Re: Basis Industrial Acquisitions LLC
125 Business Park Drive (108.03-1-55)
Referral of Petition for Zone Text Amendment**


Honorable Chairman and Members of the Planning Board:

This firm, in collaboration with JMC and SGW Architecture & Design, represents Basis Industrial Acquisition LLC (“Petitioner” or “Basis”), contract vendee of the property located at 125 Business Park Drive (“Property”). The Property is approximately 3.72 acres and is located in the Planned Light Industry (“PLI”) zoning district. The Petitioner, a highly experienced commercial and industrial real estate developer, seeks to develop the Property with a single-lane car wash, along with an accessory retail/office area and related site improvements.

Currently, car washes are not a permitted use in the PLI Zoning District. Accordingly, in order to accommodate the proposed use, Basis has submitted a Petition to the Town Board requesting that car washes be added to the PLI zoning district as a principal permitted use. It is anticipated that the Petition will be received by the Town Board at its September 13, 2023 meeting and referred to your Board for its review and recommendation. It is respectfully requested that you place this matter on your September 28, 2023 agenda for discussion and, if your Board deems appropriate, a positive recommendation to the Town Board.

If you have any questions or concerns, please do not hesitate to contact us.

Very truly yours,


Kory Salomone
Kasey Brenner

Cc: Adam Kaufman, AICP
Roland Baroni, Esq.
John Kellard, P.E.
Client
JMC
SWG