

**STAFF REPORT - TOWN OF NORTH CASTLE PLANNING DEPARTMENT**

September 18, 2023



**APPLICATION NAME & NUMBER**  
Zoning Text Amendment to Permit Carwash in the PLI Zoning District [2023-033]

SBL  
N/A

**MEETING DATE**  
September 28, 2023

**PROPERTY ADDRESS/LOCATION**  
Business Park Drive, Armonk

**BRIEF SUMMARY OF REQUEST**

The Applicant is seeking permission to construct a car wash at 125 Business Park Drive. However, car washes are not a permitted use in the PLI Zoning District.

The Applicant is seeking to add “car wash” as a permitted principal use in the PLI zoning district .



**PENDING ACTION:**             Plan Review             Town Board Referral             Preliminary Discussion

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PLI	Planned Light Industry Zone (PLI)	Commercial and Industrial Development	Carwash	135 acres

**PROPERTY HISTORY**

**COMPATIBILITY with the COMPREHENSIVE PLAN**

In the PLI and DOB-20A zones, retail, hotel, personal-service, entertainment and ancillary education uses may also be permitted for these districts, but any retail should be limited to accessory uses to avoid competition with established shopping areas, especially downtown Armonk..

**STAFF RECOMMENDATIONS**

1. Given the existing set of office uses permitted in the PLI Zoning District, the Town Board will need to determine whether a carwash use would be compatible with existing uses in the PLI Zoning District.
2. The Planning Department does not have any inherent issue with the compatibility of a carwash use with other permitted uses in the PLI Zoning District.

<p><u>Procedural Comments</u></p> <ol style="list-style-type: none"> <li>1. The Proposed Action would be classified as a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA).</li> <li>2. Pursuant to Section 355-80 of the Town Code, the Town Code amendment is required to be referred to the Westchester County Planning Board for review and report.</li> <li>3. The Town Board is required to conduct a public hearing regarding the proposed zoning text amendment.</li> </ol>	<p><u>Staff Notes</u></p> <p>The Town Board should declare their intent to act as Lead Agency.</p>
<p><u>Zoning Comments</u></p> <ol style="list-style-type: none"> <li>1. The petitioner seeks a change to the PLI Zoning District to permit “carwash” as a principal use. The PLI Zoning District is located along Business Park Drive. The PLI Zoning District is an Industrial District and permits various office and industrial uses, including warehouses, recreation centers, day spas and assisted living communities.</li> <li>2. While the PLI district is an industrial district, carwash machinery can be quite loud. The Applicant should provide information as to noise levels at the property line and at nearby sensitive receptors (e.g., Community Park and Bristol Assisted Living).</li> <li>3. The Town Board has raised an issue that the carwash may utilize PFAS compounds during certain carwash processes. The Applicant should provide additional information with respect to this issue.</li> <li>4. It is understood that the carwash will recycle water. However, the Applicant should provide additional information relating to the amount of water proposed to be used and how wastewater will be disposed.</li> </ol>	<p>A proposed carwash would appear to be appropriately located in an industrial zoning district.</p> <p>The Town Board will need to determine whether the proposed use would be compatible with the existing uses in the PLI Zoning District.</p> <p>The Town Board will need to determine whether carwashes create incompatible noise impacts with sensitive receptors in and around the PLI Zoning District.</p> <p>It is recommended that processes that require PFAS be prohibited to be utilized.</p>