

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

## MEMORANDUM

TO: PLANNING BOARD  
FROM: CHRIS SPENCER *Chris Spencer*  
DATE: APRIL 17, 2018  
SUBJECT: ZONING AMMENDMENT REQUEST

The following is a request to add two (2) new uses, Blood Plasma Center and Methadone Dispensary. Currently, Methadone Dispensary falls under the use category of "Controlled Substance Dispensary" which also includes Marijuana Dispensary. The neighborhood impacts of Methadone Dispensary and Marijuana Dispensary vary greatly, and therefore it is recommended they be treated separately so both the districts they are permitted in and the use specific standards that accompany them can be adjusted to mitigate potential neighborhood impacts. Likewise, there is currently no use which is similar enough to a Blood Plasma Center to put it under, so it is recommended that a new use be created so both the districts where it is permitted and the use specific standards can be crafted accordingly.

### BLOOD PLASMA CENTERS

#### DEFINITION

A facility used for the donation or sale by individual donors of blood plasma and other blood products. This use does not include blood donation centers in which primarily whole blood is extracted from donors and used, transferred or sold, including but not limited to blood donation centers sponsored by the American Red Cross.

#### DISTRICTS

Such a use would be permitted as a Conditional Use in the following districts:

1. Mixed-Use Community Highway (MU-CH);
2. Mixed Use - Campus Institutional (MU-CI);
3. Light Industrial (I-1); and
4. General Industrial (I-2).

#### USE SPECIFIC STANDARDS:

1. Facilities must be at least 250 feet from the nearest boundary line of a lot with a Household Living use; a Group Living use, a Religious Institution; or a School.
2. All equipment, samples, and products must be stored inside the building;
3. Facilities must provide and follow a management plan for handling litter, outdoor queuing, security and loitering;
4. Facilities shall include waiting and departure lounge sufficient in size, but a minimum of five hundred (500) square feet, to accommodate all scheduled donors within one hour prior to their appointment and one hour after, as well as any anticipated drop-in patrons. Such waiting areas shall include restroom facilities and be open at least on hour prior to the opening of the center for business for the use of waiting patrons.

## **METHADONE DISPENSARY**

### DEFINITION

A business that is registered in the State of New York that sells or otherwise distributes methadone as part of a methadone maintenance treatment program to persons and under conditions that comply with state law.

### DISTRICTS

Such a use would be permitted as a Conditional Use in the following districts:

5. Mixed-Use Community Highway (MU-CH);
6. Mixed Use - Campus Institutional (MU-CI);
7. Light Industrial (I-1); and
8. General Industrial (I-2).

### USE SPECIFIC STANDARDS:

1. This facility shall not be permitted in locations where its busiest hours of operation would cause significant traffic congestion on any public street at peak traffic hours, as determined by the Albany Police Department, unless the facility enters into an Agreement with the City to schedule or limit hours of operation to avoid such significant traffic congestion.
2. Designated vehicular drop-off areas adequate in size to serve the anticipated use of the facility, and located to avoid traffic congestion on public streets, shall be provided.
3. Facilities must be at least 1,000 feet from the nearest property line of a lot containing a primary use that is a Household Living use, a Group Living use, a Religious Institution, or School;
4. Facilities must provide and follow a management plan for handling litter, outdoor queuing, security and loitering.
5. Facilities shall include waiting and departure lounge sufficient in size, but a minimum of five hundred (500) square feet, to accommodate all scheduled donors within one hour prior to their appointment and one hour after, as well as any anticipated drop-in patrons. Such waiting areas shall include restroom facilities and be open at least one hour prior to the opening of the center for business for the use of waiting patrons.
6. In those zone districts where this use requires approval of a Conditional Use Permit, that permit shall only authorize the number of monthly visits specified in the application. Following the approval of the Conditional Use Permit, the applicant shall submit to the Chief Planning Officer the Monthly Summary Report of activity at the facility filed with the New York State Office of Alcoholism and Substance Abuse Services. If the Monthly Summary Reports for two consecutive months show use of the facility higher than that approved by the Conditional Use Permit, a new Conditional Use Permit authorizing the higher level of services shall be required before that higher level of services may be continued.