

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

MAYOR: KATHY M. SHEEHAN  
DIRECTOR: CHRISTOPHER P. SPENCER

[www.albanyny.gov](http://www.albanyny.gov)

July 20, 2017

Ryan Jennings  
Novus Architects  
45 Technology Parkway South, Suite 150  
Peachtree Corners, GA 30092

RE: 900 Central Avenue, Albany, NY (53.83-1-5) ZCC #0010

Dear Mr. Jennings:

I am in receipt of your application for a Zoning Compliance Certification relative to a proposed use of the above-referenced premises.

The property referenced above is located in an MU-CH, Mixed-Use Community Highway zoning district.

Applicant requests verification that a "Blood Plasma Donation Center" can be developed at this location. The subject use is not explicitly listed in Permitted Use Table (Table 375-3-1) of the City's Unified Sustainable Development Ordinance (USDO). The USDO protocol for considering such a use is stipulated as follows:

"When a proposed land use is not explicitly listed in Table 375-3-1... the Chief Planning Official shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use. In making this determination, the Chief Planning Official shall consider the scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts of the proposed use on surrounding properties... Should the Chief Planning Official determine no similar use is listed within this USDO, the Chief Planning Official shall have the right to delay making a determination and to propose the addition of a new use to Permitted Use Table through an amendment to this USDO as described in Section 375-5(E)(23) (Amendments to Zoning Map or USDO Text)."

Based upon the information provided with your application, we are unable to conclude that this use is "so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use." Accordingly, as the Chief Planning Official, I am hereby exercising my authority to delay making a determination on the matter so that the addition of a new use to Permitted Use Table may be pursued through an amendment to this USDO. Said amendment will be considered as a part of periodic review of the USDO scheduled to occur on or around December 2017.

Should you have any additional questions or concerns on this or any other matter, please do not hesitate to contact my office.

Truly yours,

A handwritten signature in blue ink that reads "Christopher P. Spencer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher P. Spencer  
Director of Planning