CASE NUMBER: ZTA #0002
REQUEST: Amendment to USDO Text [§375-5(E)(24)]
DESCRIPTION: Proposed addition of a use classification “Blood Plasma Center,” along with corresponding use specific standards and definition.
PROJECT APPLICANT: Christopher P. Spencer, Chief Planning Official, Department of Planning and Development, 200 Henry Johnson Blvd., Albany, NY 12210
DATE OF RECOMMENDATION: 7/19/18
RECOMMENDATION: FAVORABLE w/RECOMMENDED MODIFICATIONS

FACTS:
1. Application documents and supplemental filings of the applicant as of the date of this decision, as evidenced in the digital record for ZTA #0002
2. All plans, renderings, analyses and reports received as of the date of this decision, as evidenced in the digital record for ZTA #0002
3. All written correspondence received as of the date of this decision, as evidenced in the digital record for ZTA #0002
4. Content and testimony of the 5/17/18, 6/21/18 and 7/19/18 meeting of the City of Albany Planning Board, as well as corresponding workshop sessions.

RECOMMENDED MODIFICATIONS:
1. The proposed use specific standards should be amended to require that Blood Plasma Centers be at least 500 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. A use specific standard should be added to the effect of “no new Blood Plasma Center shall be located within 2,000 feet of an existing Blood Plasma Center.”

FINDINGS:
Based upon review of the complete record for ZTA #0002, the Board recommends that the Common Council adopt the proposed USDO Text Amendment with recommended modifications stated above on a finding that the proposed amendment:
1. Is consistent with the Comprehensive Plan;
2. Will not conflict with any other provisions of this USDO and the Code of the City of Albany;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Will improve compatibility among uses and would ensure efficient development within the City;
6. Will result in a logical and orderly development pattern; and

7. Will avoid significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

VOTE:

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<th>DeSalvo:</th>
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I, Albert R. DeSalvo representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a recommendation of the Planning Board made at a meeting thereof duly called and held on the day of July 19, 2018.

Signature: Albert R. DeSalvo