

DUNN & SGROMO ENGINEERS, PLLC

5800 HERITAGE LANDING DRIVE, EAST SYRACUSE, NEW YORK 13057
Telephone (315) 449-4940 Facsimile (315) 449-4941

February 28, 2023

via hand delivery

Village of North Syracuse Planning Board
Village of North Syracuse
600 South Bay Road
North Syracuse, NY 13212

Re: ImmunoTek Bio Centers - 445-447 South Main Street
File No.: 1309.002

Dear Board Members:

We are the project Engineers for the proposed ImmunoTek Bio Centers, who are in the negotiating process to lease or purchase the above-referenced property (see FIGURE 1). ImmunoTek Bio Centers collect blood plasma for medical use, and operate plasma collection centers in several states. Information about their company can be reviewed on their website www.immunotek.com.

There are no known reasons for any variances or problems with any of the zoning requirements (see FIGURE 2).

Request for Approval of Change of Usage:

The current use is Commercial (Bowling Alley), and the proposed use may be classified under the code as Office, Professional Business. No diagnosis or treatment services are provided. Blood (plasma) donation is the only process undertaken at the facility. No professional medical staff is present and the process is undertaken by certified Phlebotomists.

Operation:

ImmunoTek collects plasma donations in accordance with all state and federal regulatory requirements. The donors must pass a regulated screening process in order to be eligible for donation.

Hours of Operation and Employees:

ImmunoTek operating hours will fluctuate over time and are subject to change depending on location:

Initially: Tuesday – Saturday

▪ 10 am - 4 pm

2-5 Months: Monday – Saturday

▪ 8 am - 6 pm

After Licensure: 7 days/week

▪ 7 am - 7 pm

Hours of Operation and Employees: (continued)

There is no noise created and there will be no impact to neighboring properties used as a bowling alley (see FIGURE 3). The company anticipates there will be a total of 30 full and part-time employees. A maximum of 15 employees are expected on-site at any one time. Typically, employees must remain in the building during their entire shift due to protocol and quality control. The goal is to have a maximum of 32 donors per hour, but there will likely be fewer than 30 per hour during normal operation times.

Parking and Loading Area:

There are currently 35 delineated parking spaces in the existing paved parking lot. Currently, there are 3 handicap parking spaces. The lot will be re-stripped to provide 69 parking stalls with 3 ADA-compliant spaces.

A cross easement is provided by the owner of Plank Road Ice Cream (former owner of the bowling alley) to allow shared parking of 18 spaces between ImmunoTek and the ice cream parlor mainly along the south edge of the parking area. This is designed to accommodate the ice cream parlor on occasion during the summer months.

The existing parking lot is illuminated by building-mounted fixtures and a pole light on the adjoining Plank Road Ice Cream parcel (recently subdivided). There will be new LED fixtures added to the building structure. The existing site fixtures will be retrofit with LED luminaries. The parking lot is considered to be well illuminated without any blinding bright lights (existing lighting is dark sky compliant with full cutoffs).

The parking lot is well drained into the existing storm system and drainage will not be altered. The parking area (stalls) will be re-configured to provide better circulation by painted parking stalls and will be repaired as necessary. There are no immediate plans to re-pave the parking area.

Access to the lot is provided by 4 existing driveways; 2 from Main Street (US Route 11), 2 from South Bay Road. These existing driveways will remain and no work is proposed within the adjoining road rights-of-way.

Building Remodeling:

The remodeling of the building would include interior division walls, new bathrooms, a reception area, staff and donor areas, and examination rooms. No structural changes are required. The floor system has adequate capability, and will be resurfaced with ceramic tile and vinyl flooring. As the building is slightly larger than what ImmunoTek requires, a portion of the former restaurant area of the building will remain vacant, and will be improved as a component of the ImmunoTek façade.

The building has a current fire sprinkler system and is handicap accessible, although the parking lot will be restriped and new ADA curb ramps and sidewalks will be installed.

Waste and Refuse Handling:

There is an unloading dock at the rear of the building with a 12-foot x 40-foot parking space. Traffic for pickup will access the lot from South Bay Road to utilize the existing loading door, and will accommodate 3 to 4 truck trips per month by their regulated plasma handler, as well as 4 general garbage haul trips per month by a local hauler.

There is a small volume of medical waste produced that will be specially handled and stored inside, and then picked up by a regulated handler (i.e. the 3-4 truck trips per month). All medical waste is disposed of in the separate waste stream that is hauled by their monthly plasma hauler. This waste is strictly regulated and must be separate from the general disposal of garbage.

A fenced area (dumpster enclosure) included for a garbage dumpster is provided to handle all non-medical waste and general trash.

Grading and Drainage:

There will be no change to existing grades or drainage. Approximately 890 s.f. of pavement will be converted to pervious area at the southwest corner of the building and will be planted and mulched.

An existing sidewalk along the front of the building will be removed and replaced, and extended 36 feet to accommodate access to the building from the front parking area.

Landscaping:

Some of the parking area near the street (northwest and southwest corners) will be converted to lawn islands, as the survival of trees in the parking islands will be limited due to road salt exposure within the parking area. Some tree/shrub planting is proposed in the larger green space and along South Bay Road.

Grass and grass islands will be added in front of the parking area along Main Street. New parking islands and sidewalks will be curbed with ADA curb ramps, as required.

Snow storage will continue in its current location along the southeast edge of the parking area, and some storage can be provided behind the rear (east side) of the building, if necessary (South Bay Road side).

Signage:

There will be a new sign on the front of the building matching the area of the existing sign. This sign will be removed from the fascia area of the roof and will be applied to the building façade (front elevation). The existing pylon sign on Main Street will remain unchanged and the existing Lexan bowling alley panel will be replaced with the ImmunoTek panel.

Signage: (continued)

The size of overall signage will be the same square footage as the existing signage (see Elevation Sheet QF-2). There will be no new pole/pylon sign or additional area of signage necessary.

Public Utilities:

The project will utilize the existing utilities that currently service the building. As the site was previously used as a bowling alley and restaurant, existing electrical, natural gas, water supply, and sewage utility systems are capable of handling the proposed loads. ImmunoTeks' water use and sanitary load will be far below the loads that pre-existed at the site, and interior plumbing fixtures will be replaced with current water-saving water closets.

There will be no medical waste going into the public sewer system, as medical waste will be removed from the site on a monthly basis as required. Again, the waste associated with the plasma operation is strictly regulated and handled.

Enclosed please find a Plot Plan, drawn to scale, for your Site Plan Review. We have also attached a draft Floor Plan and architectural renderings of the proposed modification to the building exterior.

If you have any questions, comments, or require additional information, please do not hesitate to contact this office.

Very truly yours,



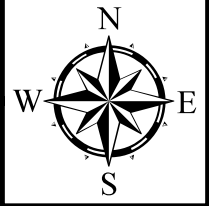
Gregory Sgromo, P.E.

GS/lb

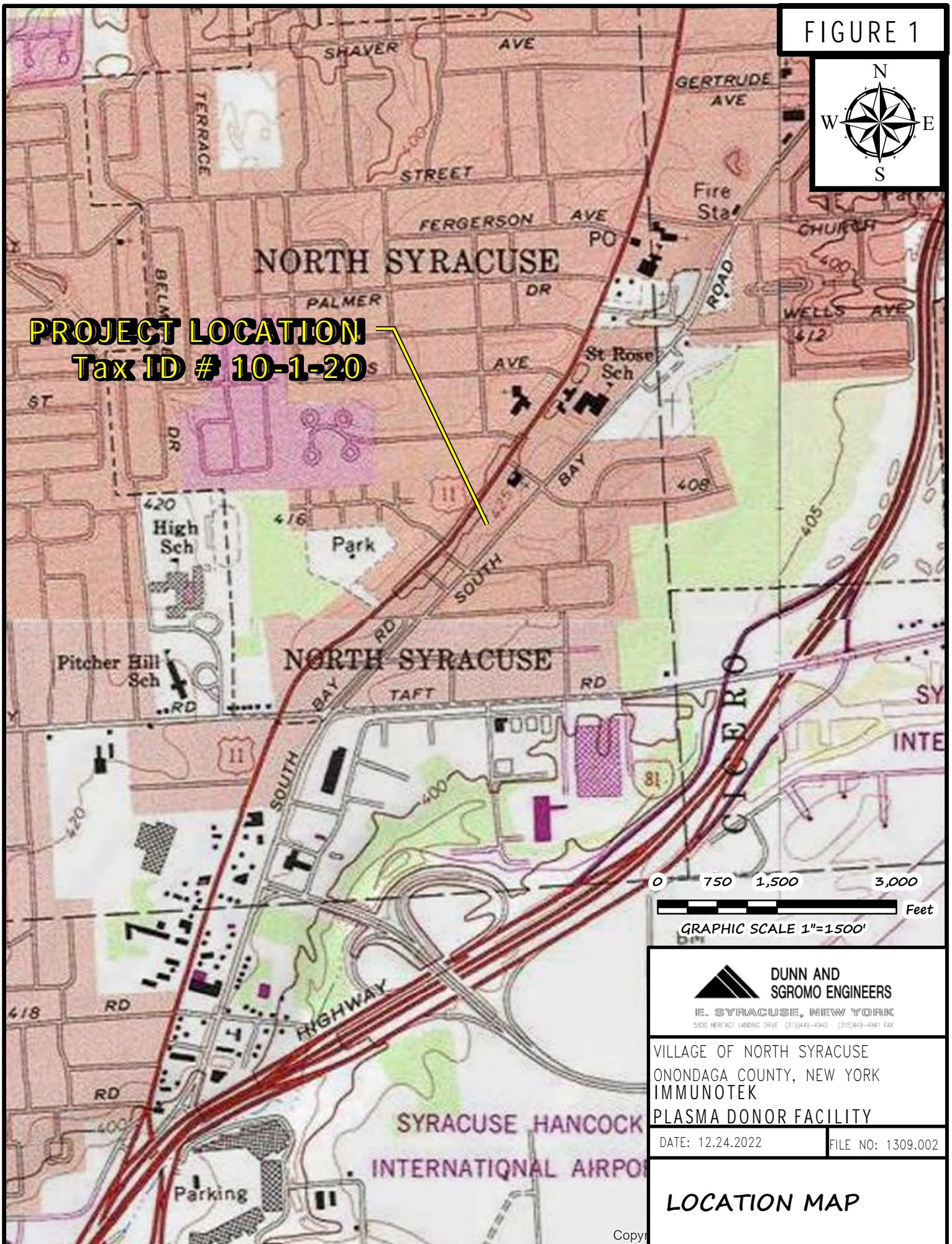
Attachments

cc: ImmunoTek

FIGURE 1



PROJECT LOCATION
Tax ID # 10-1-20



0 750 1,500 3,000 Feet
GRAPHIC SCALE 1"=1500'



**DUNN AND
SGROMO ENGINEERS**

111 SYRACUSE, NEW YORK
5800 HERITAGE LANDING DRIVE (315)449-4940 (315)449-4941 FAX

VILLAGE OF NORTH SYRACUSE
ONONDAGA COUNTY, NEW YORK
IMMUNOTEK
PLASMA DONOR FACILITY

DATE: 12.24.2022

FILE NO: 1309.002

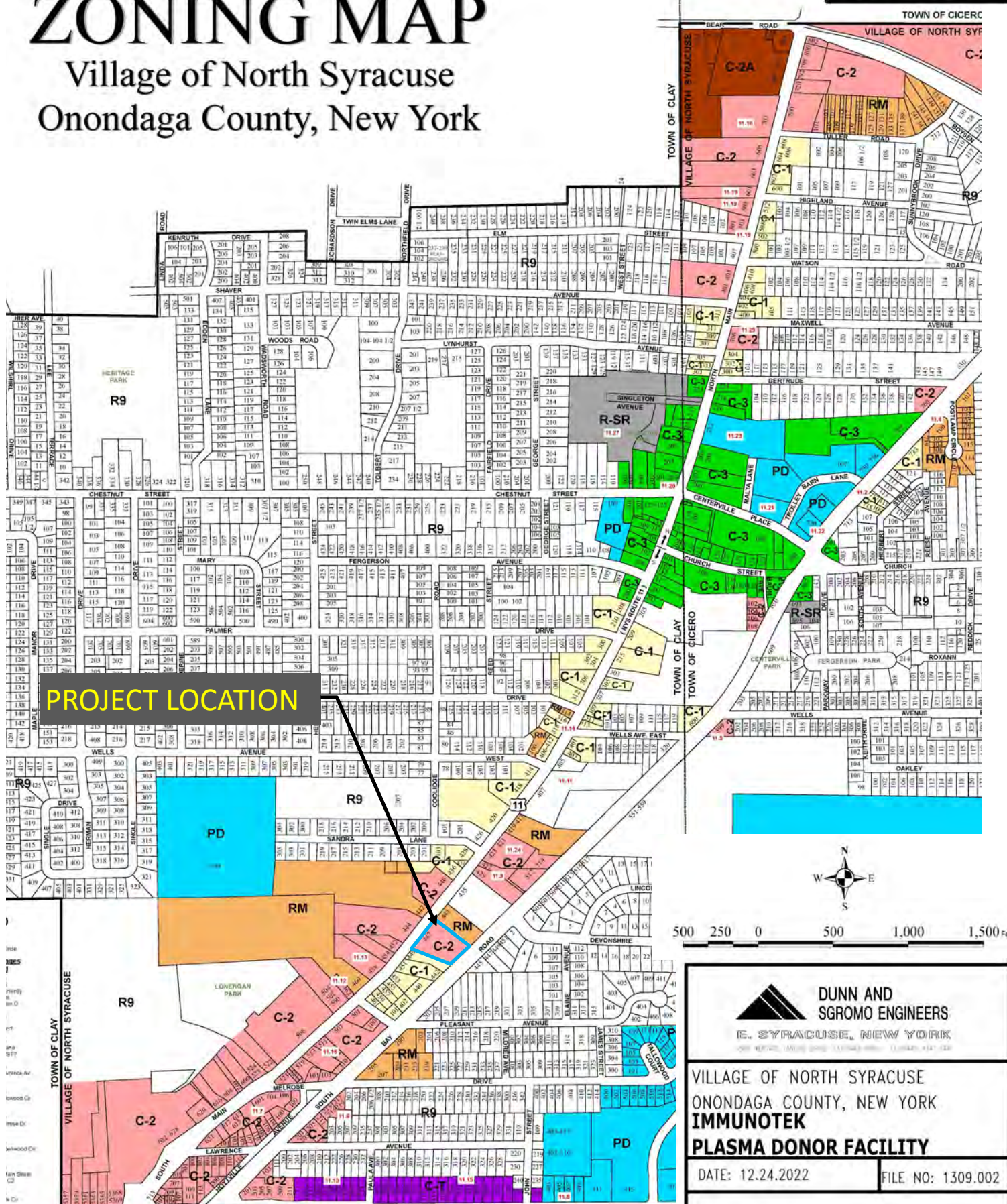
LOCATION MAP

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FIGURE 2

ZONING MAP

Village of North Syracuse
Onondaga County, New York



500 250 0 500 1,000 1,500 Feet



DUNN AND SGROMO ENGINEERS

E. SYRACUSE, NEW YORK

2025 REVISION, EXISTING ZONING, 1/1/2025, 1/1/2025, 1/1/2025

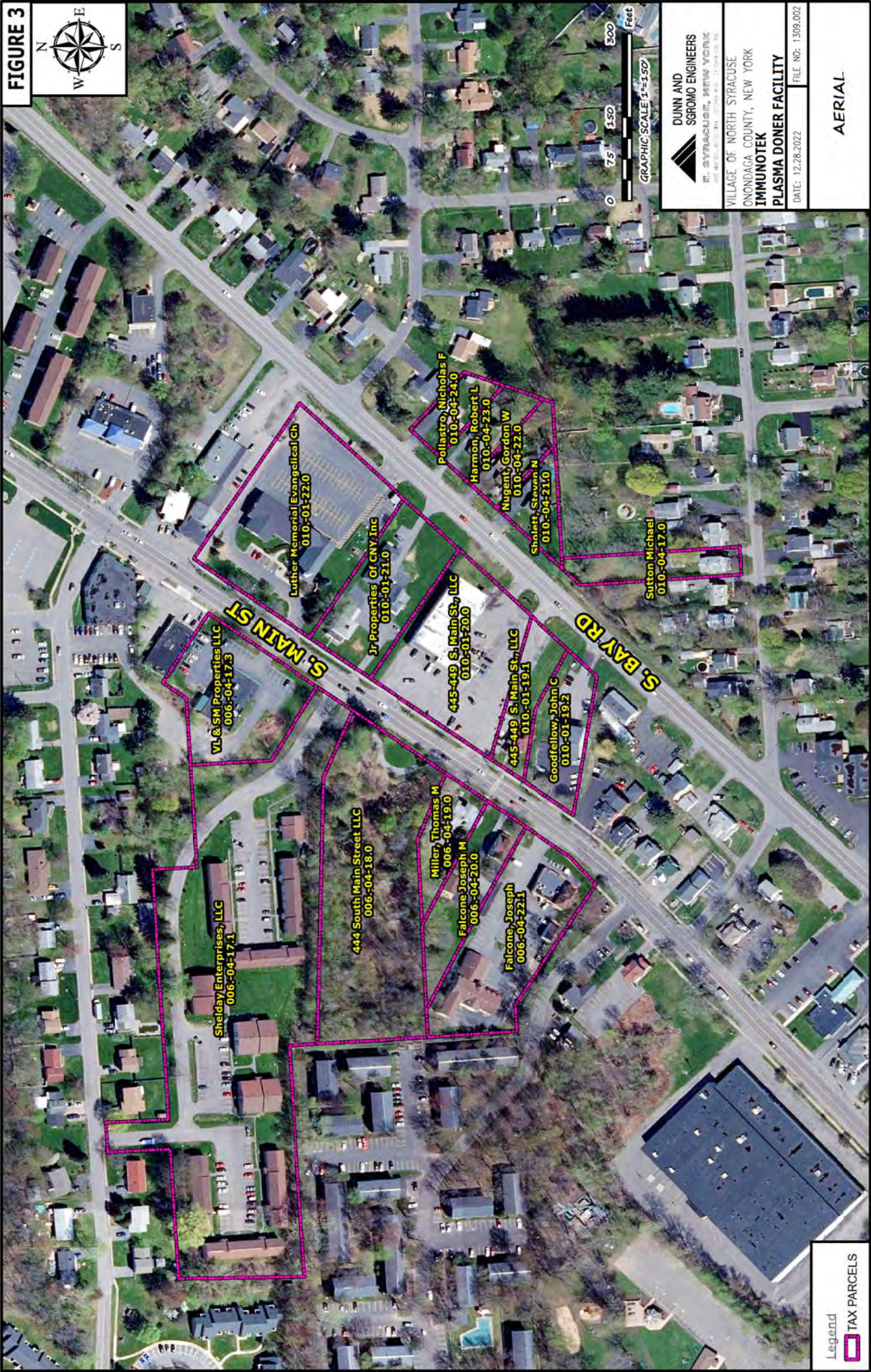
VILLAGE OF NORTH SYRACUSE
ONONDAGA COUNTY, NEW YORK
IMMUNOTEK
PLASMA DONOR FACILITY

DATE: 12.24.2022

FILE NO: 1309.002

LOCATION MAP

FIGURE 3





Immunotek – What We Do

Immunotek Bio Centers is a bio-tech company committed to the safe collection of human blood plasma. Immunotek operates plasma collection centers also known as plasmapheresis centers.

- The raw material (source plasma) is collected and shipped to a fractionation facility owned by a pharmaceutical company to produce plasma protein therapies and vaccines.
- Medical applications for plasma drug therapies include: burn victims, hemophiliacs, biologic products, albumin and specialty drugs.
- The plasma collection facility does not perform any on site laboratory functions.
- The facilities are state of the art medical facilities, approved and monitored by the FDA, EU and other regulatory authorities.
- The automated plasmapheresis process takes whole blood from donors, separates the plasma from the red cells in a centrifuge and gives back the red cells to the donor.
- Rigorous screening and testing protocols are required and strictly enforced.



Community Impact

A typical center will employ 30 - 35 people, many of whom are skilled technicians:

- 2 Physicians
 - 1 Director
 - 2 Assistant Managers
 - 2 Quality Assistance
 - 5 Nurses
 - 10 Phlebotomist
 - 9 Donor Screeners
 - 3 Processors
 - 6 General Technicians
- Salary ranges are competitive in the local market based on license level.
 - The Director and QA \$65K to \$75K
 - Our average hourly wage for non-licensed personnel \$12.50 to \$13.00 per hour. We provide on the job training and certification. All positions are full time.

The economic impact of a typical center on the community is estimated at approximately \$2,500,000 per year.



Hours of Operation

Immunotek operating hours will fluctuate over time and are subject to change depending on location:

- **Initially:**
 - Tuesday – Saturday
 - 10 am – 4pm
- **2-5 Months**
 - Monday – Saturday
 - 8am -6pm
- **After Licensure:**
 - 7 days/week
 - 7am – 7pm

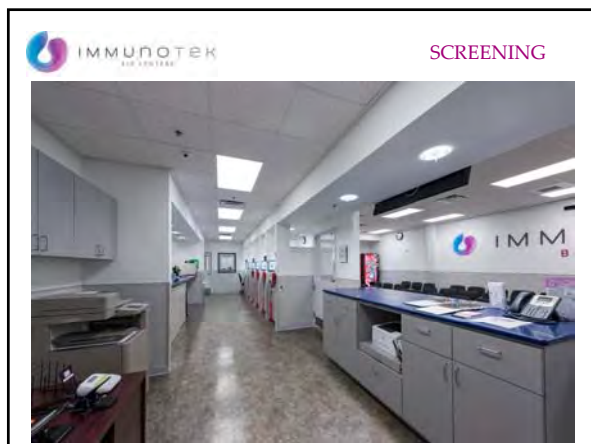
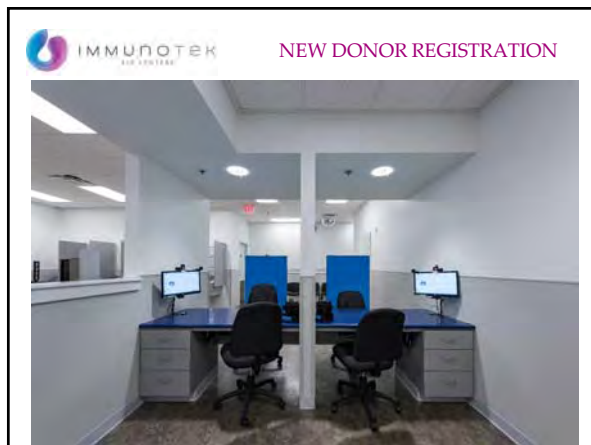
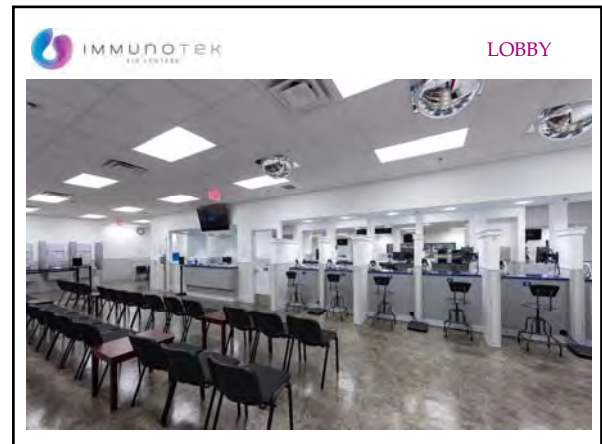


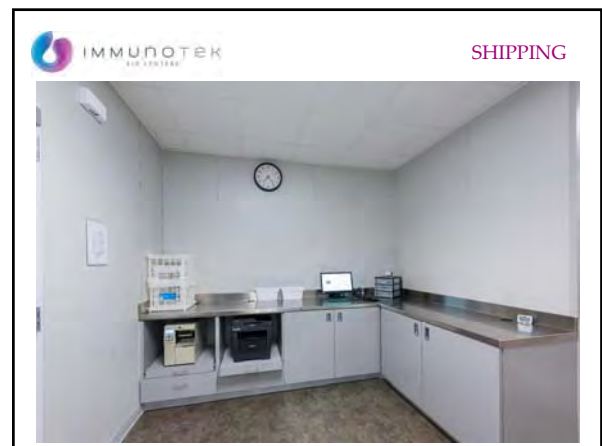
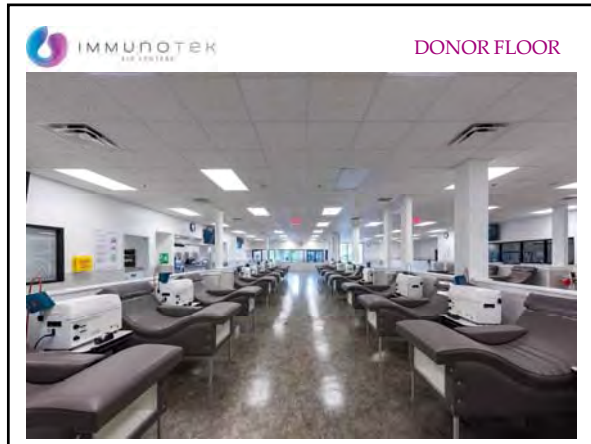
TYPICAL EXTERIOR SIGNAGE

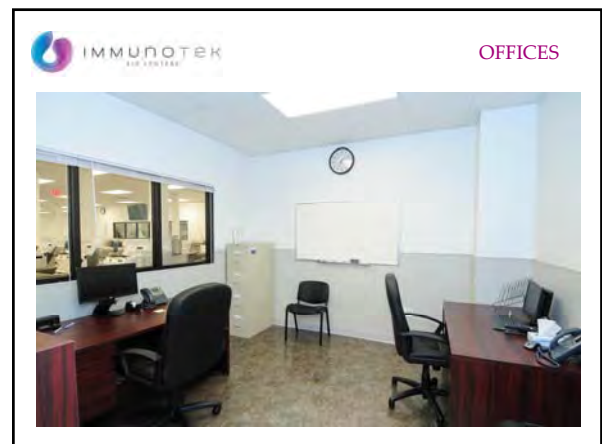
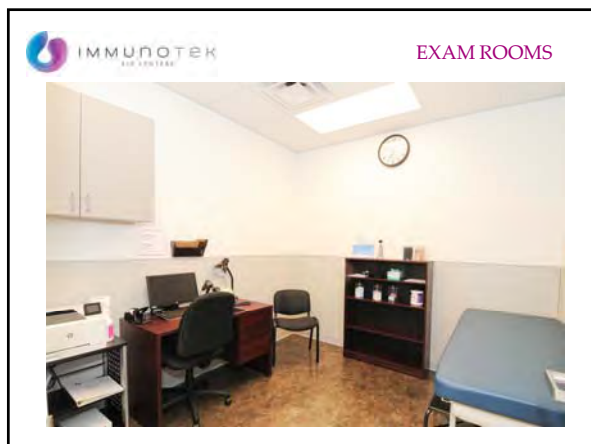
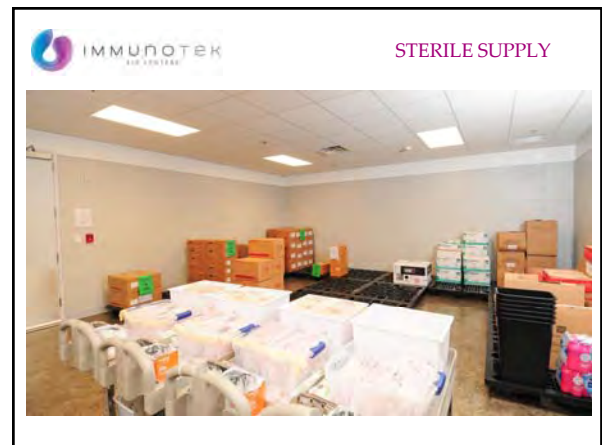
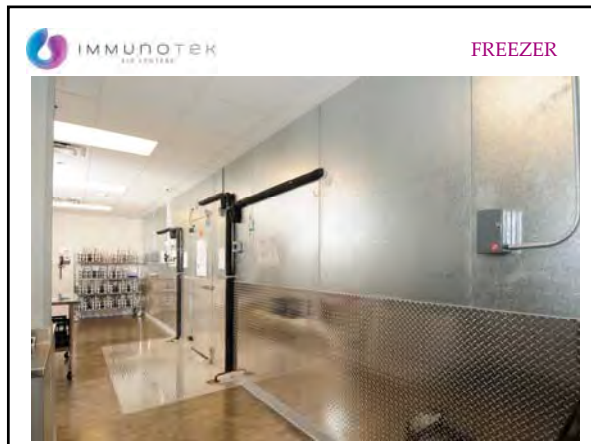


Ground-Up Build



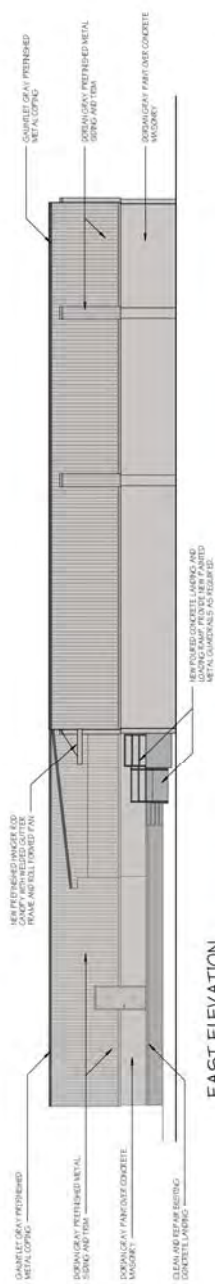








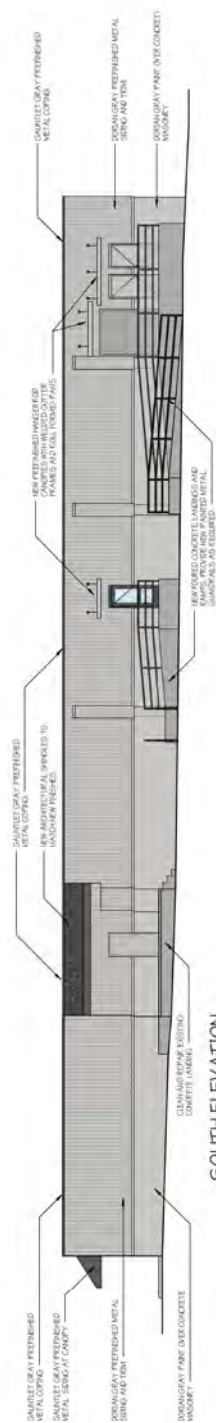
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



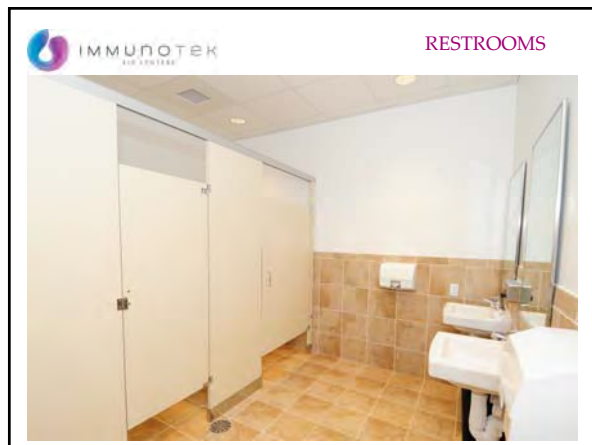
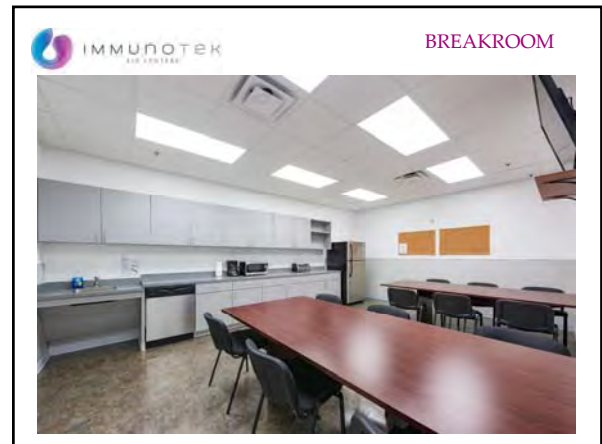
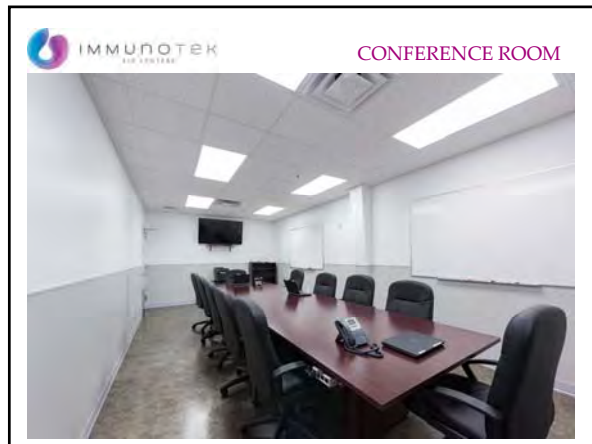
SOUTH ELEVATION

PAINT COLOR LEGEND

SHERWIN-WILLIAMS TOIT
ELDER WHITE

SHERWIN-WILLIAMS TOIT
DORIAN GRAY

SHERWIN-WILLIAMS TOIT
GAUNTLET GRAY





Street View of Property



Northwest Elevation



Northwest Elevation



Southeast Elevation



Bowling Alley Front Elevation



East Elevation



7
Northeast Elevation



8
Southwest Elevation



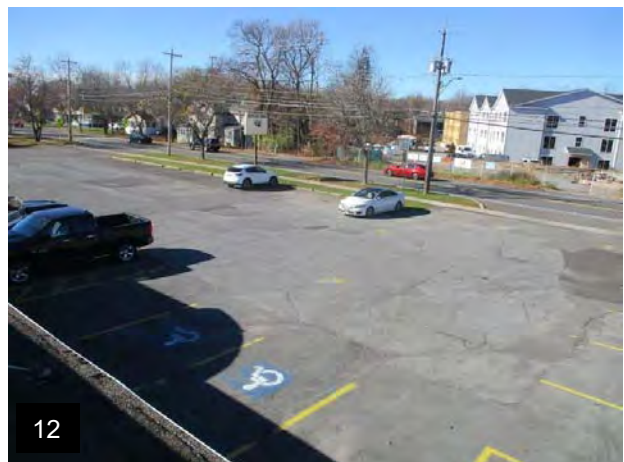
9
Southwest Elevation



10
West Elevation



11
Asphalt Pavement Southwest



12
Asphalt Pavement North



Asphalt Pavement Northeast



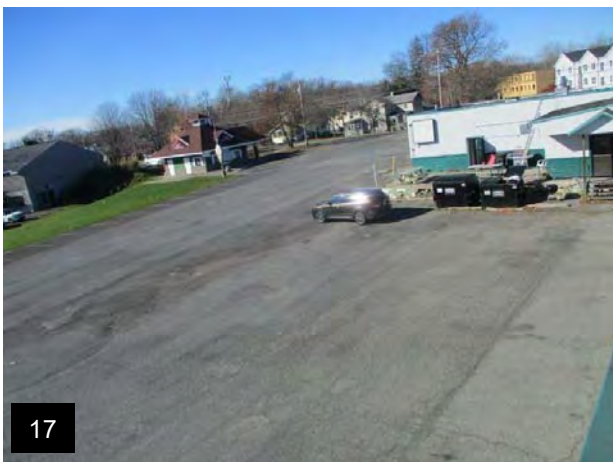
Asphalt Pavement Northeast



Asphalt Pavement Northwest



Asphalt Pavement West



Asphalt Pavement West



Concrete Sidewalk



19
Front Concrete with Spalling



20
Dumpsters



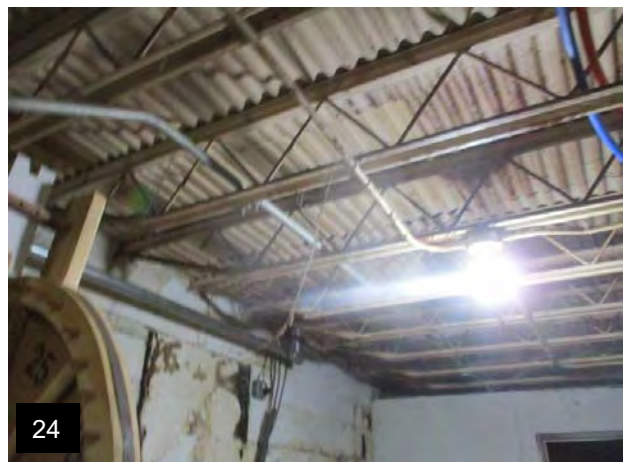
21
Signage



22
Basement



23
Basement



24
Exposed Structure



Peeling Paint Along Rear Elevation



Missing Siding Along Rear Elevation



Service Doors with Peeling Paint



Main Entrance Doors



Main Entrance



Restaurant Entrance Door