

**INCORPORATED
VILLAGE of PORT JEFFERSON**

121 West Broadway
Port Jefferson, NY 11777
Tel. (631) 473-4744 Fax (631) 473-2049
www.portjeff.com

SEPTEMBER 1, 2016

PLANNING BOARD MINUTES

PRESENT:

Ray DiBiase, Chair
Llewellyn Johnson
Gil Anderson
Jen Sigler
A. LaPointe, Sp. Atty. for Building & Planning
Cindy Suarez, Secretary

ABSENT:

Barbara Sabatino
Laura Zimmerman
Denise Harrington, Planner
Neil Thompson, Planner
Bruce D'Abramo, Trustee-Liaison

The Board convened at 5:00 PM at the Building & Planning Department 88 No. Co. Rd., Port Jefferson, NY 11777.

GENERAL BUSINESS

LJ moved to approve the 7/14/16 draft minutes, vote unan. 3-0.

At the Chairman's discretion the 9/8/16 meeting may be cancelled.

STAFF UPDATES (AL)

- Rail Realty project phase II building permit has been issued
- BOT Public Hearing 9/7/16 re; comp revisions for uptown
- Blight study has been accepted
- VHB - urban redevelopment plan
- Grant meetings were held re: Up town & DPW building expansion

APPLICATIONS

1217 Main St.

Conditional Use & Site Plan Amendment

The Board voted on the lighting plan based upon the site inspection staff report.

LJ moved to approve staff report option #4; southern & northern lamp poles & ramp light, moving the southern light pole 9 ft. to the west (one space to the west), vote unan.

LJ moved to approve the bond estimate to reflect & show revised lighting plan option #4, vote unan.

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**John T. Mather Memorial Hospital (DH)
Site Plan Amendment**

Proposed installation of twenty (20) ice thermal storage tanks adjacent to existing cooling towers.

Present: Kevin Koubek, P.E.

Mr. Koubek presented proposed application and addressed the Board's concerns.

Items discussed:

- Minimal leaks not anticipated due to separation of coolant
- Pollution control
- Noise increase – none
- View - obscured
- Pipes on ground behind towers run routing inside to building
- Pad underneath surrounded by a wall to form containment area
- Access doors on top
- Indefinite service life
- Spoils in the same spot
- First hospital in the state to execute this project

GA moved to approve the application with conditions, vote unan.

Meeting ended at 6:15PM

Respectively submitted, Cindy Suarez, Secretary to the Planning & Zoning Board