

MINUTES
of the
MEETING OF THE PLANNING BOARD
of the
CITY OF LONG BEACH
held
November 6, 2025

A meeting of the Planning Board the City of Long Beach was held on Thursday, November 6, 2025.

Present were Planning Board Members Clancy, Gauto, Martinson, Patton and Spada. Planning Board Members Lucas and Alton were absent.

Deputy Corporation Counsel Joseph Lupo, Counsel to the Planning Board, was also present.

Member Martinson made a motion to elect Board Member Clancy as the Acting Chairperson and to vote on the item. It was seconded by Member Spada and was passed by five affirmative votes as follows:

Board Member Alton	absent
Board Member Clancy	yes
Board Member Gauto	yes
Board Member Lucas	absent
Board Member Martinson	yes
Board Member Patton	yes
Board Member Spada	yes

The following calendar items were read by the Secretary to the Planning Board, Robin Lynch:

ARB Item No. 1 – Resolution of the Planning Board, acting in the capacity of the Architectural Review Board, for the approval of the issuance of the Building Permit for 28 Alabama Street.

Board Member Gauto made a motion to vote on the item. It was seconded by Board Member Patton and was passed by five affirmative votes as follows and with the following conditions:

Add permeable substance to allow for drainage.

Board Member Clancy	approve with conditions
Board Member Gauto	approve with conditions
Board Member Lucas	absent
Board Member Martinson	approve with conditions
Board Member Patton	approve with conditions
Board Member Spada	approve with conditions
Chairperson Alton	absent

Planning Board Resolution #17-25

#1 – Case #PB1001 – Application of The Cotie Corporation of 170 East 73rd Street, New York, NY for a Sub-division of a 114’ X 90’ Parcel into two (2) 42.5’ X 57’ Parcels and two (2) 47.5’ X 57’ Parcels at 741 East Broadway, Long Beach, NY also known as Section 59, Block 194, Lots 23, 24, 47 & 48 Nassau County Land and Tax Map.

A hearing was held, and the case was held Open for Voting.

#2 – Case #PB1002 – Resolution authorizing the approval of the application of Congregation Temple Israel of 70 East Park Avenue, Long Beach, NY for a Sub-division into 3 Parcels of the property located at 70 East Park Avenue a/k/a 305 Riverside Boulevard and 75 East Walnut Street, Long Beach, NY, and also known as Section 59, Block 97, Lot 26 on the Nassau County Land and Tax Map.

Board Member Gauto made a motion to vote on the item. It was seconded by Board Member Patton and was passed as Amended by five affirmative votes as follows:

The Applicant amended the application on the record to reduce the Subdivision to two (2) parcels (East Walnut parcel).

Board Member Clancy	approve, as amended
Board Member Gauto	approve, as amended
Board Member Lucas	absent
Board Member Martinson	approve, as amended
Board Member Patton	approve, as amended
Board Member Spada	approve, as amended
Chairperson Alton	absent

Planning Board Resolution #18-25

There being no further business before the Board, Board Member Gauto made a motion to close the meeting. It was seconded by Board Member Spada and was duly closed, all five members present voting in the affirmative.