

MINUTES
of the
MEETING OF THE PLANNING BOARD
of the
CITY OF LONG BEACH
held
February 5, 2026

A meeting of the Planning Board the City of Long Beach was held on Thursday, February 5, 2026.

Present were Planning Board Members Clancy, Gauto, Lucas and Spada. Board Members Martinson, Patton and Alton were absent. Deputy Corporation Counsel Joseph Lupo, Counsel to the Planning Board, was also present.

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

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

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.

Board Member Clancy made a motion to reserve decision and refer the matter to the Zoning Board of Appeals for review of Variances. The motion was seconded by Board Member Lucas and the Board voted as follows:

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

The Board has reserved their decision and referred the matter to the Zoning Board of Appeals for review of Variances.

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 29 Curley Street – **ADJOURNED.**

ARB Item No. 2 – 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 104 California Street.

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

Drainage solution to be in place, as offered by the applicant.

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

Planning Board Resolution #02-26

ARB Item No. 3 – 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 96 Illinois Avenue.

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

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

Planning Board Resolution #03-26

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