

MINUTES
of the
MEETING OF THE PLANNING BOARD
of the
CITY OF LONG BEACH
held
April 16, 2026

A meeting of the Planning Board the City of Long Beach was held on Thursday, April 16, 2026.

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

Chairperson Alton announced that Case #PB1003, Shulman, 237 West Walnut Street, had adjourned from the calendar and would not be heard this evening.

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 549 East Olive Street.

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

Board Member Clancy	absent
Board Member Gauto	absent
Board Member Lucas	absent
Board Member Martinson	approve, as depicted by rendering marked “House B”
Board Member Patton	approve, as depicted by rendering marked “House B”
Board Member Spada	approve, as depicted by rendering marked “House B”
Chairperson Alton	approve, as depicted by rendering marked “House B”

Planning Board Resolution #10-26

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 101 Wisconsin Street.

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

Add absorbable substance to allow for drainage:

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

Planning Board Resolution #11-26

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 231 East Chester Street.

No members made a motion to vote and so the item was held **OPEN FOR VOTING**

ARB Item No. 4 – 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 20 Ohio Avenue.

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

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

Planning Board Resolution #12-26

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.

There being no further business before the Board, Board Member Martinson 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.