

**MINUTES**  
**of the**  
**MEETING OF THE PLANNING BOARD**  
**of the**  
**CITY OF LONG BEACH**  
**held**  
**May 7, 2026**

A meeting of the Planning Board the City of Long Beach was held on Thursday, May 7, 2026.

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

**Case #PB1001 – Amended** 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) 90’ 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 Alton made a motion to approve the amended application. The motion was seconded by Board Member Spada and the Board voted as follows:

Board Member Clancy	approve as amended
Board Member Gauto	approve as amended
Board Member Lucas	approve as amended
Board Member Martinson	absent (late)
Board Member Patton	approve as amended
Board Member Spada	approve as amended
Chairperson Alton	approve as amended

***Planning Board Resolution #13-2026***

The following ARB 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 231 East Chester Street.

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

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

***Planning Board Resolution #14-2026***

**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 39 Pennsylvania Avenue. – **ADJOURNED**

**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 118 Magnolia Boulevard. – **DECISION RESERVED PENDING AMENDED PLANS.**

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

**Case #PB1004:** Application of 117 Roosevelt Holding LLC of 8 Bond Street, Great Neck, NY for a Sub-division of 2 parcels into 3 parcels at 117 Roosevelt Boulevard, Long Beach, NY and 666 East Penn Street, Long Beach, NY also known as Section 59, Block 189, Lots 33-36, 137, 239 & 342 on the Nassau County Land & Tax Map. – **DECISION RESERVED PENDING ZONING REVIEW.**

**Case #PB1003:** Application of Sheldon Shulman of 237 West Walnut Street, Long Beach, NY for a Sub-division of an 80' x 100' Parcel into two (2) 40' x 100' Parcels at 237 West Walnut Street, Long Beach, NY also known as Section 59, Block 59, Lot 52 on the Nassau County Land & Tax Map.

Board Member Spada made a motion to approve the application. The motion was seconded by Board Member Patton and the Board voted as follows:

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

***Planning Board Resolution #15-2026***

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