

February 28, 2022

**TUCKAHOE SIGN AND AWNING BOARD**  
**ZOOM meeting due to Covid-19**  
**Regular meeting – 2:30 pm**

**Present:** Chairwoman Laura Raffiani  
Member Barbara Nieminen

**Also Present:** Carolina Fonseca

<b>Item #1</b>	<b>Approval of Minutes January 24, 2022</b>	
<b>Item #2</b>	<b>Tip N Toe Nail Spa</b>	<b>Return</b>
<b>Item #3</b>	<b>Westy Self Storage</b>	<b>New Banner</b>
<b>Item #4</b>	<b>Marble Hall</b>	<b>New Monument Sign</b>

**Item #1 Approval of Minutes January 24, 2022**  
Chairwoman Raffiani motioned to approve the minutes of the January 24, 2022 meeting. This motion was seconded by Member Nieminen and was carried by the Board with a vote of 2-0.

**Item #2 62 Main Street Return**  
Mr. Sean Zhang, business owner of Tip N Toe Nail Spa presented a revised rendering of their sign. Chairwoman Raffiani asked the applicant why they did not use any spaces between TIPNTOE Nail Spa. Ms. Zhang stated that there is a space between TIP N TOE Nail Spa but the drawing does not show it. Member Nieminen asked if the applicant can contact the designer and submit through email a revised drawing showing the spaces between the words before the end of the meeting. The applicant returned later in the meeting with a revised rendering showing the spaces to read as follows “TIP N TOE NAIL SPA”.

Chairwoman Raffiani made a motion to approve the revised rendering of “Tip N Toe Nail Spa” that was submitted via email on February 28<sup>th</sup>. This motion was seconded by Member Nieminen and was unanimously carried by the board with a vote of 2-0.

**Item #3                    65 Marbledale Road****New Banner**

Mr. John Keegan, Architect, representing Tuckahoe Project, presented an application for a permanent banner. The banner measures 2' by 11'9". The color is blue with a yellow border and the letter color is white. The letters size is 7" "NO RENT INCREASE FOR 2 YEARS". This banner is to advertise that Westy will not increase their rate for 2 years. Chairwoman Raffiani noted that Westy already exceeds the number of signs on the property. She also noted that the banner is an advertisement and not a sign for identifying the business. Chairwoman Raffiani stated that the board cannot approve this type of banner on a permanent basis.

**Chairwoman Raffiani made a motion to Deny this application as presented for "Westy ". Noting that this banner was an advertisement. This motion was seconded by Member Nieminen and was unanimously carried by the board with a vote of 2-0.**

**Item #4                    100 Columbus Avenue****New Monument Sign**

Mr. Michael Lang of Signarama, presented an application for 2 new monument signs for 100 Columbus Avenue, Marble Hall. The first sign will be placed on the corner of Circuit and Columbus. This sign measures 59" by 50". The sign is gray with Turquoise and White Letters. "100" is 4.18 inches in turquoise, "M" is 8.6 inches in Turquoise, "H" is 8.6 inches in White, "Marble Hall" is 4 inches in white, "Columbus Avenue" is 2.14 inches in turquoise, "Professionally Managed by SHP Management Corp" is 1.56 inches in white. The second sign will be placed in front of the building. This sign has the same colors of the first sign. This sign measures 68 inches by 60 inches. "100" is 5 inches, "M" is 10.3 inches, "H" is 10.3 inches, "Marble Hall" is 4.8 inches, "Columbus Avenue" is 2.6 inches, and "Professionally Managed by SHP Management Corp." is 5 inches. There was discussion regarding the sign on the building, if it was going to be removed or cleaned up including the fascia around the building. Member Nieminen stated that "100" can stay on the building but "Marble Hall" will have to be removed. There was also discussion regarding the location of the sign and that it was not in the Village right of way. They were also advised to remove "Professionally Managed by SHP Management Corp." from the sign because it is not a business at this location. Mr. Lang submitted a revised drawing, through email removing "Professionally Managed by SHP Management Corp."

**Chairwoman Raffiani made a motion to approve this application as presented through email for "100 Marble Hall" with a condition that the words Marble Hall on the building will be removed and the fascia will be cleaned up. "100" will remain on the building as it is needed to identify the building. This motion was seconded by Member Nieminen and was unanimously carried by the board with a vote of 2-0.**

The next meeting will be held on Monday, March 21, 2022 at 2:30pm.

There being no further comments from the public or business before the Board, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 3:45 pm.