

**TOWN CENTER DESIGN REVIEW BOARD
MEETING MINUTES, June 1, 2022**

DESIGN REVIEW BOARD MEMBERS PRESENT: George Fields - Chairman, Robert Borg, Matthew Falkowski, Ray Wilcox

STAFF: Bill Hawkins, AICP – Director of Planning & Development

OTHER: Applicant: Tracy Becker, Sign Pro, Inc. via Zoom

Chairman Fields called the meeting to order at 9:00 A.M.

File# 2022-DRB2: Application to replace the freestanding and building signage for M&T Bank located at 275 Mountain Road.

Mr. Hawkins stated that the proposed sign renderings were sent to the Design Review Board (DRB) members prior to the meeting and that the bank is changing from People's United Bank to M&T Bank. Accordingly, they would like to replace the existing signage on the property. He then asked the applicant to describe the request for the DRB. Tracy Becker of Sign Pro, Inc. discussed the dimensions, colors, and lighting for all proposed signage. The monument sign will be 12 SF and 4 feet high made from aluminum with a brick veneer base. Ms. Becker explained that the brick veneer would match the brick on the building. Mr. Hawkins stated that the proposed green and golden yellow colors proposed on the signage are consistent with the historic color palette. Ms. Becker described the lighting, which would use LED bulbs and directed down toward the sign.

Ms. Becker discussed the two wall signs located on the north and south side of the building. Each would be 24 SF and a light bar would extend from the building shining down on the sign. She explained the bulbs will be LED and the illumination would not extend much beyond the face of the sign. Further discussion took place regarding the building signage and site directional signage. Mr. Fields asked about the ATM sign on top of the machine stating that internally lit signs are not permitted unless approved by the Planning & Zoning Commission. Ms. Becker explained that her company is not involved with the ATM's but would pass the comments along to M&T Bank. Mr. Fields asked about the size requirements for all the signs. Mr. Hawkins explained that he reviewed the signage and although the two main building signs are a couple square feet larger than the existing signs, everything is within the limits of the Zoning Regulations.

With no other questions or comments, Mr. Borg made a motion to approve the sign package as presented, seconded by Mr. Wilcox and approved unanimously 4-0-0.
The meeting was adjourned at 9:20 AM.

Submitted by,



Bill Hawkins, Recording Secretary