

A detailed lighting plan that specifies lighting location, intensity and trespass will be prepared during Site Plan review. Silo Ridge commits to the following nighttime lighting limits that will minimize light pollution (skyglow, light trespass, and glare):

- No more than 2% of the light (measured in lumens) emitted from the street lighting, area lighting (parking lots, storage areas, utilitarian building-mounted lighting, etc.) and path lighting will be directed upward. All of these fixtures will have “cutoff” optical systems that direct almost all light downward.
- There will be no internally illuminated signs.

- No more than 300 lumens shall be emitted from any fixture between 80 degrees and 90 degrees (0 degrees is straight downward from the fixture; 180 degrees is straight overhead).
- Street, path, and area lighting poles will not exceed 20' in height. The Winery Restaurant parking area lights are expected to be pedestrian level lamp posts or bollard style lights due to the sensitive nature of the location of this facility. Full height street lights will not be used in the Winery Restaurant parking area.
- Where bright arc tubes from metal halide lamps (bulbs) or LED products would be glaring for pedestrians beneath the fixtures, prismatic lenses or diffusers will be used to reduce the direct glare of the light source.
- No lighting will be used on the practice range for extending the hours of operation. Nighttime lighting used will be for staff use only for security, and will cease within one hour of dusk.
- No street or area lighting fixtures will be tilted upward to project light farther, since this can turn a good-quality fixture into one that produces glare or skyglow.
- No street lights will be used in the Vineyard Cottages and Estate Home neighborhoods. Portions of Village Green, Golf Villa, and South Lawn neighborhoods are expected to utilize pedestrian level lampposts as opposed to full height street lights.
- Light spillage into natural areas (forests and wetlands) will be minimized and/or avoided by ecologically-friendly lighting design and lighting regimes.

- The outdoor lighting system will use 90% or less of the power allowed by the ASHRAE/IESNA 90.1 2010 energy standard.
- Parking lots pose greater potential for pedestrian/vehicle conflict and vehicle/vehicle conflict, so these are traditionally lighted more uniformly, although the number of fixtures illuminated after business hours will be reduced. Heavily used pathways may have pole-mounted lighting or landscape lighting in order to improve the perception of safety for pedestrians, but this lighting also will be reduced or eliminated at night through controls.

- When sufficient daylight is available, outdoor lighting shall be controlled by a device that automatically turns off.
- All building facades, landscape and minor parking zone lighting shall be automatically shut off by photocells, motion sensors, presets or astronomical time clocks. Street lighting shall be completely turned off or step switching (some lights off) or dimmed after curfew. The luminaire to be controlled by automated devices shall be determined per the location and activity of that area.



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KEY MAP:



No.	Revision	Date	Approved
Assigned by	CJ	Drawn by	CMG
Checked by	MB	Approved by	ACD
Scale	As Shown	Date	March 3, 2014

Silo Ridge

Roseto Community

Master Development Plan

1561 Route 22
Amenia, New York

Amended Special Use Permit/
Master Development Plan
Approval

Not Issued for Construction

Issuing Title

SITE LIGHTING

Drawing Number

LA-2

Sheet of

Project Number