

ENVIRONMENTAL DESIGN
PARTNERSHIP, LLP

July 8, 2016

Town of Northumberland
PO Box 128
17 Catherine, NY 12831

Attention: Mr. Richard Colozza, Zoning/Building Administrator

Regarding: Proposed Dollar General Store, 51 Leonard Street (NYS Rte. 32)
Site Plan review for lighting

Dear Mr. Colozza:

Per your request we have reviewed the site development plans prepared by Bohler Engineering latest revision 6-1-16, and the lighting plans prepared by Orion dated 5-2-16.

The Town Zoning Code has several sections which may be used as a guide in determining appropriate lighting for this project. They include:

Article VII Commercial/Residential District & Hamlet District Performance
Guidelines (B)(10) Lighting and Glare

Article XI Supplemental Regulations (A)(3) Glare and Heat

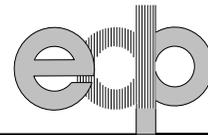
In addition, Article VII (4)(6)(7) covering signage, parking, and screening buffers have guidelines that when properly implemented can have a mitigating effect on site lighting impacts.

We offer the following comments regard the site lighting and its potential impact to adjacent properties:

Bohler site development plans:

The site plans reference a lighting plan (by others) on the cover sheet and a note box on sheet 2. Currently there is not a lighting plan provided with the site plans, although the 5 proposed parking lot fixtures appear unlabeled on the plan sheets.

- It is recommended the lighting plan, notes, tables, and details be added to the site development plans for easier reference.



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- It is recommended to see if any existing vegetation on the southwest property line adjoining the Sexton parcel can be preserved to aid in screening.
- More detail on the proposed signage type and location is needed to determine if there are any detrimental lighting impacts.

Orion lighting plans:

The following summarizes the information provided:

Sheet 1: This sheet includes tables detailing the luminaire schedule. We are assuming Metal Halide is the type of fixture proposed. The tables indicate the cutoff wall packs mounted on the buildings range from 250 to 50 watts. Backlight shields will be provided on the parking lot fixtures.

Sheet 2: This sheet includes a table providing luminaire heights and orientation. The following heights are proposed:

- Parking lot lighting 18 feet (5 fixtures)
- Front wall packs 16.5 feet (2 fixtures)
- Side wall packs 12 feet (3 fixtures NW side, 2 fixtures SE side facing Rte. 32)
- Entry canopy strips 10 feet (7 fixtures)

Sheet 3: The photometric plan indicates that there will be no spillover onto adjacent properties at ground level. The brightest wall packs are in the front of the building, secondary wall packs on the northwest side, and dimmest on the side facing Rte. 32. There are also canopy strip fixtures for the building's entrance. There are no fixtures proposed for the rear of the building facing John Street (paper street).

Sheet 4 provides a perspective rendering of the lighting looking northerly from what appears to be an elevated position. The parking lot lighting appears to stop at the pavement, when in fact there will be some spillover 10 to 15 feet from the pavement edge as shown on the photometric.

There were no details or cut sheets provided for the light fixtures themselves.

In summary, it appears the applicant has taken steps to minimize the light spillover to adjacent properties relative to zoning code requirements by providing 6'-7' evergreen spruce trees and 6' stockade fencing on the side property lines, and backlight shielding of the pole mounted parking lot fixtures. Because of the "side load" orientation of the building's front fixtures there is likely to be some degree of visibility from the adjoining property on the southwest side (Sexton parcel).



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- It is recommended the applicant make any adjustments possible to the front wall pack fixtures to restrict the lighting to the building frontage as much as possible.
- It is recommended the applicant consider a timing mechanism to turn off unneeded fixtures or dim fixtures during non-business hours while still maintaining adequate lighting for security purposes.

Please do not hesitate to contact us if you have any questions regarding the above, or require further review as this project moves forward.

Very truly yours,

Paul Olund, R.L.A.
Project Manager

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