

## VI. Lighting Narrative

Lighting levels on the Silo Ridge site will be below what would be specified in a hamlet location, although for public safety and aesthetics there will be some concentration of lighting in the public areas and roadways of the hotel and clubhouse. The target light levels will be designed for the rural location and surrounding conditions, with the understanding that lower light levels are sufficient in darker areas. The lighting design will specify the minimum light levels necessary to accomplish the project's lighting objectives for safety and security, as well as for aesthetic enhancement.

The intent of lighting for safety is to avoid injury, such as at roadway and building entry points and at stairs and other site structures. Street and path lighting will provide sufficient light levels for safety. Security lighting is intended to avoid unwanted intrusions, for example at buildings and parking lots.

The aesthetic objective for lighting is to enhance the visual appeal of the site and to illuminate leisure activities, such as accent lighting at public buildings and entertainment areas, and other special features. Where lighting will serve multiple purposes, such as at public buildings, the design will be coordinated to achieve the minimum average maintained levels necessary to achieve all objectives.

All lighting will be specified according to these general principles:

- Target light levels will be based upon the surrounding conditions and be the minimum necessary to meet their objective:
  - Entry, Hotel and Clubhouse street lighting                      0.5 – 1 FC
  - Residential roadway lighting    0.25 – 0.75 FC
  - Pedestrian lighting    0.25 FC
- Fixtures and locations will be at a human-scale, with height maximums of 10 to 15 feet for street and pedestrian lighting, and 15 to 20 feet for parking lots. Fixtures will be spaced at distances approximately four times their height.
- Full shielding will be specified in order to avoid glare on-site and prevent off-site glare.
- Direct lighting will be used only where needed, such as for safety.
- Only top-mounted fixtures will be used for architectural accents and sign lighting.

- Lighting will have photometric controls appropriate for its application. For example, active recreation areas such as tennis courts will have lighting activated only when in use.
- Metal halide lighting (clear white light) will be used, with low wattage incandescent bulbs (full spectrum white light) used for accent lighting wherever possible. No mercury vapor or low pressure sodium fixtures will be used.
- Lighting will be designed in accordance with Town of Amenia Zoning Law §121-40(L).