

Label	CALCULATION SUMMARY							
	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
MAIN DRIVE	Fc	0.95	3.6	0.1	9.50	36.00	15	15
REMOTE TRUCK PARKING	Fc	1.06	4.3	0.1	10.60	43.00		
WAREHOUSE A DOCK	Fc	1.23	1.9	0.7	1.76	2.71		
WAREHOUSE A DRIVE	Fc	0.81	2.5	0.1	8.10	25.00		
WAREHOUSE A PARKING	Fc	1.09	2.1	0.3	3.63	7.00		
WAREHOUSE B DOCK	Fc	1.13	1.7	0.6	1.88	2.83		
WAREHOUSE B DRIVE	Fc	0.43	1.3	0.1	4.30	13.00		
WAREHOUSE B PARKING	Fc	0.81	1.6	0.3	2.70	5.33		
WAREHOUSE B TRUCK PARKING	Fc	1.01	1.8	0.6	1.68	3.00		

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND THE LUMINAIRE SCHEDULE BELOW FOR ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

A. ALL EXTERIOR LUMINAIRES SHALL BE LED SEVERE FULL CUT OFF TYPE UNITS WITH A FLAT LENS ATTACHED TO A POLE OR BUILDING ON A FIXED ARM OR WALL MOUNT WITH THE LENS ORIENTED PARALLEL TO THE GROUND. CERTAIN CIRCUMSTANCES MAY REQUIRE APPROVAL OF OTHER TYPE LIGHTING LUMINAIRES. THE ABOVE IS IN ACCORDANCE WITH ZONING LAW 5235-16.5, "SITE PLAN LIGHTING REQUIREMENTS".

- THE FOLLOWING INFORMATION PERTAINING TO THE PROPOSED LIGHTING FIXTURES AND PLAN MUST BE PROVIDED:
- A. 1. COMPUTER PREPARED PHOTOMETRIC LAYOUT ON A SEPARATE SITE LIGHTING PLAN OF THE PROPOSED LIGHTED AREA WHICH INDICATES POINT-BY-POINT F-C PLOT OF THE SYSTEM'S PERFORMANCE.
 2. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY FOR REPORT NUMBER, DATE, FIXTURE TYPE, LUMEN NUMBER, LUMEN PER HOUR, FOOT CANDLE PER HOUR, FOOT CANDLE PER FOOT, CANDLEPOWER REGULATIONS, ZONE LUMEN SUMMARY, ISOGRAPH CANDELE PLOT, AND CATALOGUE CODES. CATALOGUE CODES MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLAST, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION.
 3. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURES TO BE UTILIZED.
 4. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
- B. AFTER THIS REPORT IS COMPLETED, ADDITIONAL LUMINAIRE SCHEDULING MAY BE REQUIRED AT THE DISCRETION OF THE BUILDING DEPARTMENT BASED UPON AN APPLICATION OF THE RELEVANT ZONING LAW PROVISIONS. IN CONNECTION WITH ANY REQUIREMENT FOR ADDITIONAL SCHEDULING, PLANS SHALL BE REFERRED TO THE PLANNING BOARD FOR ITS REVIEW.
- C. EXTERIOR ARCHITECTURAL LIGHTING MUST BE SHOWN ON THIS PLAN. INTERIOR LIGHTING FIXTURES OR REFLECTING SURFACES WHICH ARE VISIBLE OUTSIDE THE BUILDING ALSO MUST BE SHOWN ON THE PLAN. ALL SUCH SITUATIONS MUST BE REVIEWED BY THE PLANNING BOARD AND MEET TOWN LAW REQUIREMENTS/ZONING LAW §235-1.65 REGARDING SITE PLAN LIGHTING AND LIGHT TRESPASS.
- D. ALL LIGHTING FIXTURE SUBSTITUTIONS AND/OR CHANGES TO LIGHTING FIXTURES, FIXTURE LOCATION AND TO FIXTURE ORIENTATION MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH THE ABOVE.
- E. THE LUMINAIRE PLAN SHALL BE SHOWN ON A SEPARATE SHEET AS PART OF THE OVERALL PLAN SET. THE LIGHTING PLAN SHALL INCLUDE THE LUMINAIRE SCHEDULE, LUMINAIRE SCHEDULE, CALCULATION SUMMARY AND A DRAWING OF THE LUMINAIRE POLE AND POLE BASE.

 = PROPOSED AREA LIGHT
 = PROPOSED AREA LIGHT
 = PROPOSED AREA LIGHT
 = PROPOSED AREA LIGHT
 = PROPOSED WALL MOUNTED LIGHT

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

PLANNING BOARD'S ACCEPTANCE OF THE LIGHTING DESIGN SHOWN HEREON IS PREMISED ON THE REPRESENTATION OF THE APPLICANT THAT THE LIGHTING WILL NOT CAUSE A GLARE OR OTHER DELETERIOUS EFFECT ON ADJOINING PROPERTIES AND/OR ROADWAY TRAFFIC. SHOULD ANY SUCH CONDITIONS RESULT FROM THE INSTALLATION, IN THE SOLE OPINION OF THE AUTHORIZED REPRESENTATIVES OF THE TOWN, THE APPLICANT AGREES TO MODIFY AND/OR REPLACE FIXTURES TO CAUSE THE CORRECTION OF THE CONDITION, TO THE SATISFACTION OF THE TOWN REPRESENTATIVES.

THIS PLAN WAS PREPARED IN ASSISTANCE WITH STEVE VARDEMAN FROM INNOVATIVE LIGHTING SOLUTIONS, STEVE SHOULD BE CONTACTED AT 817.925.7322 FOR ALL PRICING INQUIRIES



REV	DATE	DESCRIPTION
1	9/3/24	REVISED PER UPDATED SITE LAYOUT.
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5	12/12/25	REVISED PER FEIS COMMENTS.
6	2/17/26	REVISED PER DOH & DOT COMMENTS.
7	6/19/26	REVISED PER FEIS COMMENTS.

PRELIMINARY/FINAL MAJOR
SITE PLAN & MINOR
SUBDIVISION

SECTION 36, BLOCK 1, LOTS
33/11.221/11.23/11.212
/11.211/11.11/10.1 & SECTION 33
BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609



SCALE:	DRAWN BY:
AS SHOWN	JG
DESIGNED BY:	REVIEWED BY:
JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A
SHEET NAME:	

25 OF 50

DRAWING NUMBER:

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LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND SHEET 25 ORDERING INFORMATION.
2. LIGHT LEVELS ON PLAN REPRESENT AVERAGE MAINTAINED FOOTCANDLE LEVELS AT FINISHED EXTERIOR GRADE.
3. ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED EXTERIOR GRADE TO LIGHT SOURCE.
4. POLE LOCATIONS MAY VARY DUE TO SITE CONDITIONS. CONTRACTOR TO FIELD VERIFY POLE LOCATIONS PRIOR TO INSTALLATION TO ACCOMMODATE UTILITIES, PAVEMENTS, FENCES, ETC.
5. UNDERGROUND CONDUIT LOCATIONS SHALL BE COORDINATED WITH THE PROPOSED TREE LOCATIONS.
6. CONCRETE FOOTING FOR POLE MOUNTED LIGHTS TO BE DESIGNED BY OTHERS. FOOTING DETAIL TO BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. ELECTRICAL WIRING DESIGN FOR SITE LIGHTING TO BE DESIGNED BY OTHERS.
8. SITE LIGHTING SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTITUTIONS ARE SUBMITTED AND APPROVED.
9. LUMINAIRES TO BE MANUFACTURED BY LSI INDUSTRIES, LLC OR APPROVED EQUAL.
10. LUMINAIRES AND POLE FINISHES TO BE COORDINATED.

TOWN OF MONTGOMERY LIGHTING PLAN NOTES

- ALL EXTERIOR LUMINAIRES SHALL BE LEVED SEVERE FULL CUT OFF TYPE UNITS WITH A FLAT GLASS ATTACHED TO A POLE OR BUILDING OR A FIXED ARD OR WALL MOUNT. THE LUMINAIRE SHOULD BE ORIENTED PARALLEL TO THE GROUND. CERTAIN CIRCUMSTANCES MAY REQUIRE APPROVAL OF ANOTHER TYPE LIGHTING LUMINAIRE. THE ABOVE IS IN ACCORDANCE WITH ZONING LAW §225-165, "SITE PLAN LIGHTING REQUIREMENTS".
- THE FOLLOWING INFORMATION PERTAINING TO THE PROPOSED LIGHTING FIXTURES AND PLAN BE PROVIDED:
1. COMPUTER PREPARED PHOTOGRAPHIC LAYOUT ON A SEPARATE SITE LIGHTING PLAN OF THE PROPOSED LIGHTED AREA, WHICH INDICATES POINT-BY-POINT P-L-C PROFILE OF THE SYSTEM'S PERFORMANCE.
 2. A PHOTOGRAPHIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMEN OUTPUT, BEAM ANGLE, LIGHT DISTRIBUTION, CANDLEPOWER REGULATIONS, ZONE LUMEN SUMMARY, ISOFOOT CANDLE FOOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH, AND HOUSING DESCRIPTION.
 3. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURES TO BE UTILIZED.
 4. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURES' COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
- B. AFTER THIS PROJECT IS COMPLETED, ADDITIONAL LUMINAIRE SHADING MAY BE REQUIRED AT THE DISCRETION OF THE BUILDING DEPARTMENT BASED UPON AN APPLICATION OF THE RELEVANT ZONING LAW PROVISIONS. IN CONNECTION WITH ANY REQUIREMENT FOR ADDITIONAL SHEDDING, PLANS SHALL BE REFERRED TO THE PLANNING BOARD FOR REVIEW.
- C. EXTERIOR ARCHITECTURAL LIGHTING MUST BE SHOWN ON THIS PLAN. INTERIOR LIGHTING FIXTURES OR REFLECTING SURFACES WHICH ARE VISIBLE OUTSIDE THE BUILDING ALSO MUST BE SHOWN ON THE PLAN. ALL SUCH SITUATIONS MUST BE REVIEWED BY THE PLANNING BOARD AND MET TOWN LAW REQUIREMENTS/ZONING LAW §225-165 REGARDING SITE PLAN LIGHTING AND LIGHT TRESPASS.
 - D. ALL LIGHTING FIXTURE SUBSTITUTIONS AND/OR CHANGES TO EXISTING FIXTURES, FIXTURE LOCATION AND TO FIXTURE ORIENTATION MUST BE SHOWN ON THE PLAN.
 - E. THE LIGHTING PLAN SHALL BE SHOWN ON A SEPARATE SHEET AS PART OF THE OVERALL PLAN SET. THE LIGHTING PLAN SHALL INCLUDE A POINT-BY-POINT FOOT CANDLE (P-L-C) PROFILE, LUMINAIRE SCHEDULE, CALCULATION SUMMARY AND A DRAWING OF THE

NEELYTOWN BD
DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR SITE PLAN & MINOR SUBDIVISION

NEELYTOWN BUSINESS PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS
33/11.221/11.23/11.212
/11.211/11.11/10.1 & SECTION 33
BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK



Jesse Barrett Cokeley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609



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DESIGNED BY: _____ REVIEWED BY: _____

DATE ISSUED: PROJECT NUMBER:

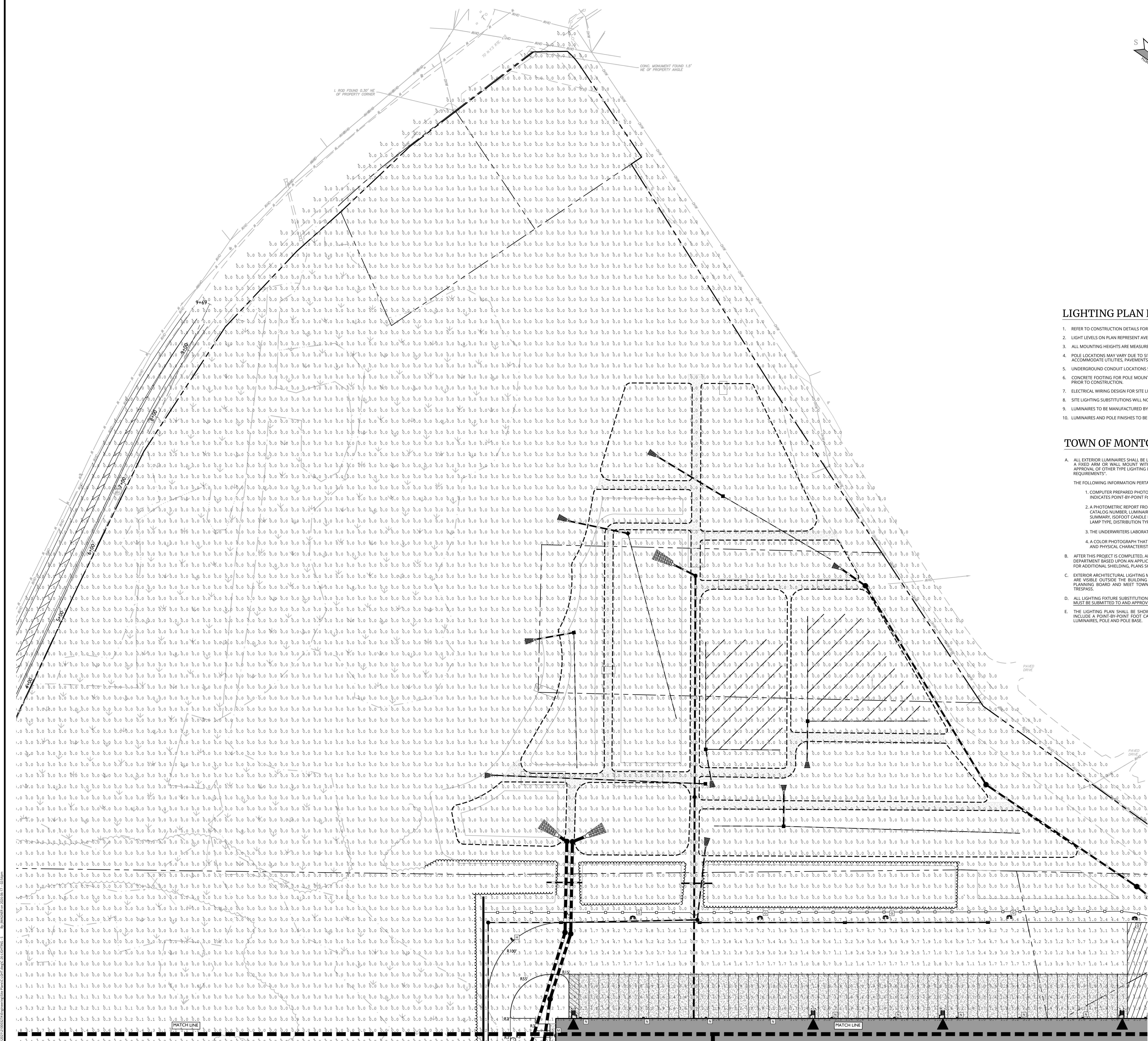
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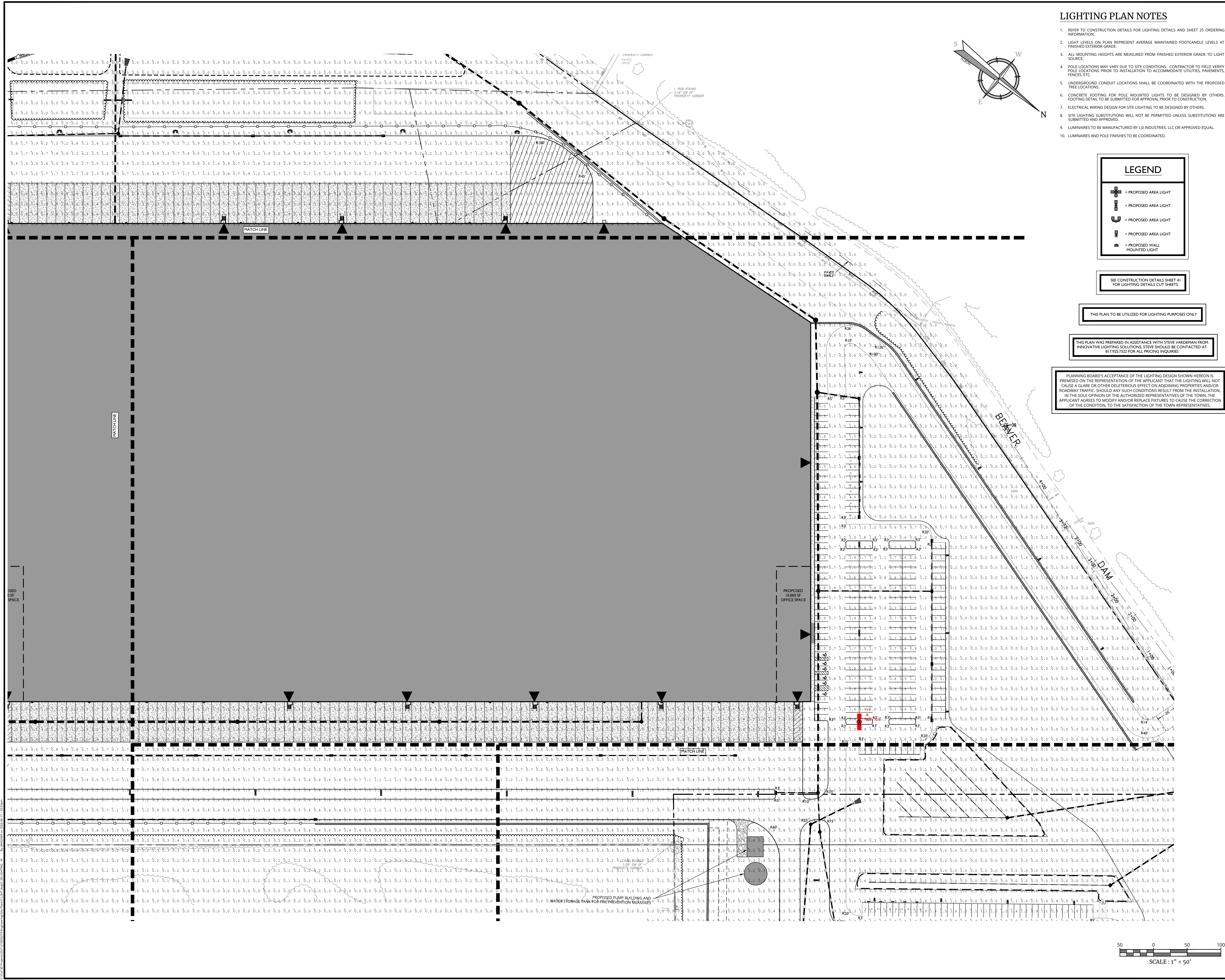
LIGHTING PLAN - SOUTH

DRAWING NUMBER

26 OF 50

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION





LIGHTING PLAN NOTES

1. REFER TO CONSTRUCTION DETAILS FOR LIGHTING DETAILS AND SHEET 25 ORDERING INFORMATION.
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LEGEND

- PROPOSED AREA LIGHT
- PROPOSED AREA LIGHT
- PROPOSED AREA LIGHT
- PROPOSED AREA LIGHT
- PROPOSED WALL MOUNTED LIGHT

SEE CONSTRUCTION DETAILS SHEET #1 FOR LIGHTING DETAILS CUT SHEETS

THIS PLAN IS TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

PLANNING BOARD'S ACCEPTANCE OF THE LIGHTING DESIGN SHOWN HEREON IS PREMISED ON THE REPRESENTATION OF THE APPLICANT THAT THE LIGHTING WILL NOT CAUSE A GLARE OR OTHER DELETERIOUS EFFECT ON ADJOINING PROPERTIES AND/OR ROADWAY TRAFFIC. SHOULD ANY SUCH CONDITIONS RESULT FROM THE INSTALLATION, IN THE SOLE OPINION OF THE AUTHORIZED REPRESENTATIVES OF THE TOWN, THE APPLICANT AGREES TO MODIFY AND/OR REPLACE FIXTURES TO CAUSE THE CORRECTION OF THE CONDITION, TO THE SATISFACTION OF THE TOWN REPRESENTATIVES.

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2	11/8/24	REVISED PER DEIS COMMENTS.
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5	12/12/25	REVISED PER FEIS COMMENTS.
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7	6/19/26	REVISED PER FEIS COMMENTS.

NEELYTOWN BD
DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR
SITE PLAN & MINOR
SUBDIVISION

NEELYTOWN BUSINESS
PARK DEVELOPMENT

SECTION 36, BLOCK 1, LOTS
33/11.221/11.23/11.212
/11.211/11.11/10.1 & SECTION 33,
BLOCK 1, LOT 91
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK



Jesse Barrett Cokerley
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.E.A. # 0017609

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JG

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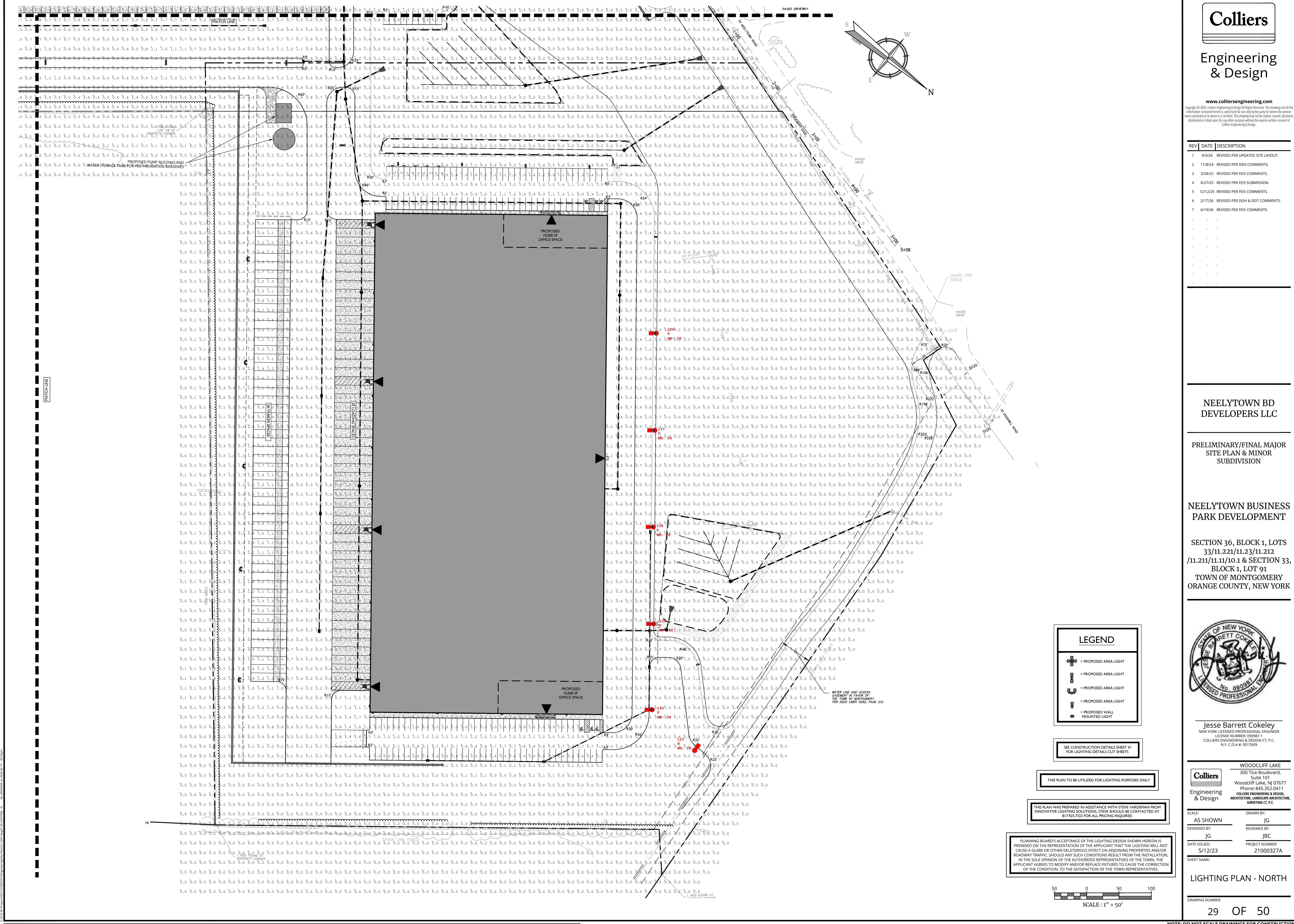
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LIGHTING PLAN - WEST

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NEELYTOWN BD
DEVELOPERS LLC

PRELIMINARY/FINAL MAJOR
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LICENSE NUMBER: 090987-1
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A.# 0017609

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WOODCLIFF LAKE
300 Tice Boulevard,
Suite 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SUSTAINING, ETC.

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JG	JBC
DATE ISSUED:	PROJECT NUMBER:
5/12/23	21000327A
SHEET NAME:	

LIGHTING PLAN - NORTH