

**Town of Bolton
PLANNING BOARD
MINUTES
Thursday May 18, 2017
6:00 p.m.**

SEQR = State Environmental Quality Review
PB = (Town of Bolton) Planning Board
WCPS = Warren County Planning Board
APA = Adirondack Park Agency
LGPC = Lake George Park Commission
DEC = Department of Environmental Conservation

Present: Gena Lindyberg, John Gaddy, Henry Caldwell, John Cushing, Sandi Aldrich, and Zoning Administrator, Pamela Kenyon.

Absent: Herb Koster, Kirk VanAuken, Alternate; Ann Marie Somma and Atty. Michael Muller.

The meeting was called to order at 6:00pm.

REGULAR MEETING

- Henry Caldwell asked if there were any changes or corrections to the March 16, 2017 minutes.

RESOLUTION:

Motion by Sandi Aldrich to accept the March 16, 2017 minutes as presented. **Seconded by,** Gena Lindyberg. Henry Caldwell abstained. **All others in Favor. Motion Carried.**

- Henry Caldwell asked if there were any changes or corrections to the April 20, 2017 minutes.

The Board decided to table the April minutes until next month for more Board members.

1. **SPR16-35 JUMBO REALTY, LLC. (CAMP WALDEN).** Seeks to discuss condition of approval set forth by the Planning Board on November 17, 2016. The condition reads as follows: **Motion by** Sandi Aldrich to have the applicant come back to the May 18th, 2017 meeting to discuss item #3 and make sure they are in compliance. **Seconded by,** John Gaddy. **All in Favor.** Item #3 reads as follows: Applicant must meet with a Planning Board member to figure out how to reduce the light impact of the athletic field lights. Section 185.00, Block 1, Lot 32, Zones RCL3, LC25 and LC45. Property Location: 429 Trout Lake Road. Subject to SEQR.

Mark Bernstein presented the following:

- After the last discussion, they have gone around and turned all the lights on the courts down a significant degree
- They will also be changing the lights to separate switches, which will allow them to be turned on and off separately instead of all at once.

Gena Lindyberg asked what degree the lights were turned down to. Mr. Bernstein stated that they were all tilted, but he believes they were tilted less than the optimal 45 degrees.

John Gaddy made the following statements to the Board:

In an effort to work with Mr. Mark Bernstein to improve the lighting at Camp Walden I have made several visits to the camp, communicated with Mr. Bernstein, and reviewed a series of articles about the issue of athletic field lighting and reducing light pollution. (specifically glare and sky glow)

Reviewing articles related to the topic from the International Dark Sky Association, various lighting manufacturers case studies, the Recreation Management Journal, and a technical report on ATHLETIC FIELD LIGHTING TECHNICAL REPORT prepared for the Fairfax (Virginia) County Park Authority done by using an electrical consulting firm specializing in sports lighting systems done in 2005 (a bit dated).

To summarize the documents, I have come up with these excerpts from the publications:

"Athletic field lighting is usually the single greatest source of complaint and neighborhood tension about lighting issues"

"In the past available fixture, lighting design and the general level of the sports lighting art left little choice for communities and designers to minimize light spill and glare in sports lighting, however newer light designs from several manufacturers, that are producing well shielded and even fully shielded lights, are providing major reductions in up lighting and off field spill.

After researching these articles the goals that would be most appropriate for Camp Walden (in my mind) should be:

- Reposition existing sport flood lights to a maximum angle of 45 degrees toward the ground.
- Put athletic lighting on zones and timers to get better control of those lights using only those that are needed at the time.
- Replace existing lights with less polluting, more efficient lights as replacement is necessary (Consider a 5-year time line for full replacement).
- Have athletic field lights turned off after a particular hour.

Charles Klass of Trout Lake touched on the following:

- He believes the camp is a good thing for the lake but there are some issues.
- Lighting is one of the problems and he suggests rezoning with timers so that if someone wanted to play they could turn the timer on for an hour and if they walked away it would automatically go off at the end of the hour.
- It does not need to be as quite as bright as it is at night.
- He understands safety is important, but a compromise would be great.

Henry Caldwell inquired about the zones. Mr. Bernstein detailed the proposed and existing zones and lights on the plans.

Henry Caldwell asked what times the lights were on. Mr. Bernstein replied that they go on around

8:45pm and are on until usually around to 10pm. Staff may be on the courts after that time period for a little bit. He will put the security staff on the detail to watch the lights at that time of day to make sure the lights are turned off so it is not overlooked. He will do his best to stay on top of this issue. John Gaddy asked if he was saying the lights would be off by 10:30pm. Mr. Bernstein stated 10:30pm or 11:00pm.

Gena Lindyberg asked when the separate lighting would be done. Mr. Bernstein stated he would like to have it done by the end of June.

John Gaddy asked if there was a schedule for mitigating the wall pack lighting. Mr. Bernstein stated that all the lights should be covered. John Gaddy stated that there were still some. Mr. Bernstein stated he would check on that. John Gaddy asked that the one on the beach is covered and tipped down too. He also suggested lighting that could be controlled remotely.

Camp Walden has demonstrated its commitment to improving concerns raised by the Board and the neighbors about lighting issues. The articles agree that improving lighting with more modern efficient lighting saves money while reducing pollution. The National Park Dark Sky Initiative has moved to more efficient lighting on a bulb by bulb and project by project basis. He believes that Camp Walden should implement the above goals and report back to the Planning Board Administrator at the end of the season to report one progress toward these goals.

RESOLUTION:

Motion by John Gaddy to have Camp Walden; 1) work toward the goals of separating the tennis and basketball courts lighting on two different circuits so they can be turned off individually. 2) Implement a policy to have security turn off the lights every night by 11:00pm. 3) They continue shielding any of the uncovered cabin and lake side lights so they are dark sky compliant and downward facing. 4) Mr. Bernstein is to meet with the Zoning Administrator at the end of the season to report the progress of these goals and the neighbors' response. **Seconded by**, Sandi Aldrich. **All in Favor. Motion Carried.**

The meeting was adjourned at 6:20pm

Minutes respectfully submitted by Kate Person

