

VILLAGE OF MONTEBELLO
LOCAL LAW NO. 3 OF THE YEAR 2021
A LOCAL LAW AMENDING CHAPTER 195, ZONING,
TO CLARIFY THE STANDARDS FOR LIGHTING,
TO PREVENT GLARE AND NUISANCES
AT USES NOT REQUIRING SITE PLAN REVIEW

Be it enacted by the Village Board of Trustees of the Village of Montebello by authority of Article 7 of the Village Law and Article 10 of the Municipal Home Rule Law, as follows:

*(Note: Proposed insertions of language into the Code are indicated by underlining. Proposed deletions of language from the Code are indicated by strikeout symbols. All other language shown is to remain unchanged. The symbol "*****" indicates portions of the Code to remain unchanged, which are not shown here for brevity.)*

Section 1: Legislative findings and intent. The Village Board of the Village of Montebello hereby finds and declares:

Currently the Village of Montebello has extensive standards for lighting for all structures and use requiring site plan review, found in Chapter 146 Site Development Plans, §146-9.B. However, the Village has received many complaints in recent years about lighting installations at residences and at other land uses not requiring site plan review. This local law will require all buildings and land uses to comply with basic lighting standards, by adding such standards to the general performance standards portion of the Zoning Code, Chapter 195.

Section 2: Amend Chapter 195, Zoning, by adding the following standard to the list of performance standards found in §195-58, Performance Standards, subpart B, as follows:

§ 195-58 Performance standards.

A. Conformance required. No use hereafter shall be established, altered, moved or expanded unless it complies with the performance standards set forth in this section. Continued conformance with such standards shall be a requirement for the continuance of any certificate of occupancy.

B. Standards.

(10) Lighting. All buildings and uses shall comply with the following design standards for lighting:

- (a) Where lights will be visible to adjacent properties, the lights shall be appropriately shielded. Luminaires should produce a minimum of direct or spill light to adjacent properties or roadways.
- (b) Spotlight-type fixtures attached to buildings shall be avoided.

- (c) The maximum illumination level at property lines shall be 0.1 footcandles.
- (d) The color temperature or warmth of luminaires shall be 3,000 K or less.

Section 2: This local law shall take effect immediately upon filing with the Secretary of State.

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