



Craneridge Lighting 2025 Project Update

Last Updated: 09-24-25

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Introduction

After over two years of collaboration between the Craneridge Lighting Committee, the Craneridge Board of Directors, and the Town of Concord Board of Directors with considerable input from the residents of Craneridge, the 30+ year issue of what to do about street lighting in our community is near a close.

We plan to move forward with the installation of pedestal style lights at the major intersections in Craneridge.

This balances the needs of ensuring the safety of pedestrians as well as proper illumination of road signs for motorists with the desire to maintain affordable aesthetics and high property values in our unique community.

Survey Results

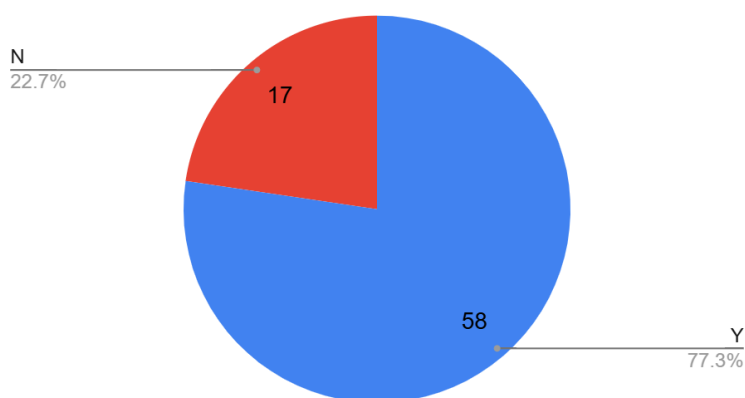
In late June 2024, in the face of plans by the Town of Concord to move forward with installing cobra lights in Craneridge, the Lighting Committee presented the Town Board with a petition to cease immediately. That petition had over 140 signatures from Craneridge residents, representing almost 60% of the lots in our neighborhood that were against the installation of cobra style lighting.

In November 2024, an informational meeting was held for the residents of Craneridge to present facts on the lighting options available along with pros and cons of each option. The major options discussed were:

- 1) Go Dark
- 2) NYSEG-installed cobra lighting - standard street lights seen everywhere
- 3) Craneridge-installed pedestal lights - similar to the demonstration lights at the Meadow.

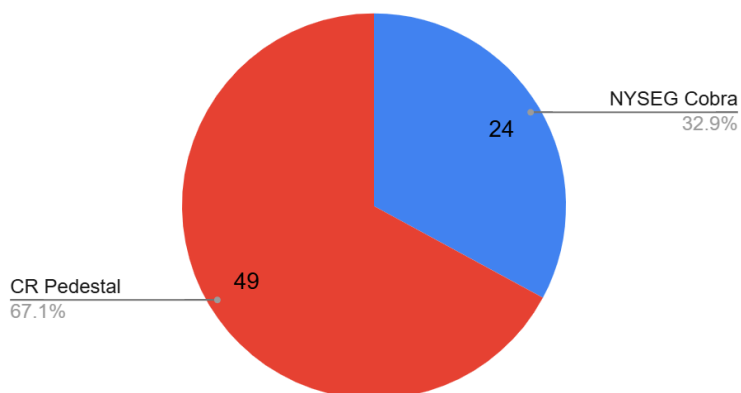
A survey was also sent out to the neighborhood in November 2024, the results are below:

Is lighting supported?



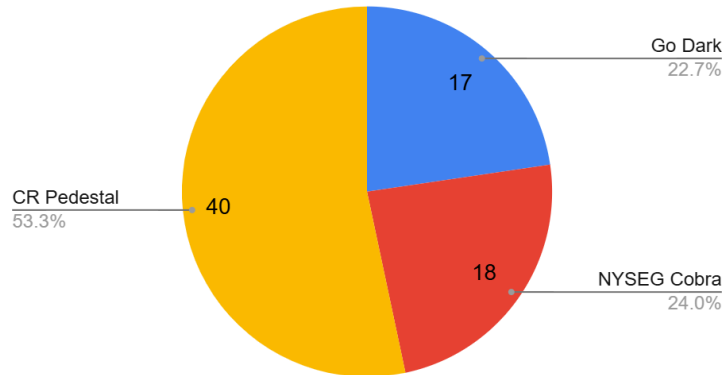
The majority of residents responded that street lighting was wanted, as opposed to the “going dark”.

Lighting Style Preference



When presented with the option on what style of lighting was preferred if the “go dark” was removed, residents showed a preference to the Craneridge-installed pedestal lights.

Overall Vote



Overall, when presented with the 3 options, residents expressed a desire for the Craneridge-installed pedestal lights with more than a 2-to-1 margin over 2nd place option.

Cost

The residents of Craneridge have historically paid on average \$180 per lot per year as a line item in their property taxes for the lighting district. These funds were used by the Town of Concord to pay for the natural gas and maintenance of the lights. Depending on the variable costs, this cost has varied between \$120 and \$283 over the past 20 years.

The updated estimates to move forward are below. Note, these are considerably lower than originally anticipated:

10 LED lights (9 intersections + 1 spare.):	\$14,395
Installation:	<u>\$59,800</u>
Subtotal	\$74,195
Cost overrun factor (10%)	<u>\$ 7,420</u>
Project High Estimate	\$81,615

Financing

Cattaraugus County Bank has offered Craneridge a 10 year loan for \$60,000. We will pay for the balance out of reserves (reserves are at \$81,241.59 as of 3/31/25). At the current rate of 7.462%, this would cost \$8532.26 per year. This is \$50.19 per lot per year (not including electric cost).

Project Cost Estimate			Amortization schedule			
	During Loan Period	After loan is paid	Year	Interest	Principal	Ending Balance
Loan			1	\$4,335.60	\$4,196.66	\$55,803.34
Down Pymt (reserves)	\$15,000		2	\$4,011.51	\$4,520.75	\$51,282.60
10 yr loan	\$60,000		3	\$3,662.39	\$4,869.86	\$46,412.73
Annual loan cost	\$8,547		4	\$3,286.31	\$5,245.94	\$41,166.79
			5	\$2,881.19	\$5,651.06	\$35,515.73
Annual Maintenance			6	\$2,444.78	\$6,087.47	\$29,428.26
service charge	\$1,584	\$1.584	7	\$1,974.67	\$6,557.58	\$22,870.68
supply charge	\$415	\$415	8	\$1,468.26	\$7,063.99	\$15,806.68
	\$1999	\$1999	9	\$922.74	\$7,609.52	\$8,197.17
			10	\$335.09	\$8,197.17	\$-0.00
Total	\$10545	\$1999				
total per lot per yr	\$60	\$11				
Per fixture supply charge calc						
price per kwh	0.16					
per fixture hourly	80					
per fixture daily	800					
per month	24000					
monthly cost	\$3.84					
Service Charge is \$22/month x 6 meters						
Supply charge (electric cost) is \$4/month x 9 fixtures						

Alternate Funding Option - Special Assessment:

The loan was set up to allow Craneridge to move forward with the project. Whether we pay the minimum amount over 10 years, or pay it off early to save on interest is up to the residents of Craneridge. A special assessment vote will be held at the 2025 annual meeting to gauge the community's opinion on the matter.

The Craneridge Lighting Committee is proposing a special assessment for the next two years in the amount of \$180 - the average cost of lighting that residents have been paying every year in our taxes, but were not charged in 2025. By paying \$180 per lot to Craneridge instead of the town of Concord, as we historically have, we could raise \$63,000. This would allow us to pay the loan off in 2 years and save considerable interest.

Option 1: Make minimum payments, pay for the project in 10 years. Total project cost: \$108,322

Option 2: Pay Craneridge Association what we have historically been paying in taxes, \$180 each of the next 2 years. Pay off the project in 2 years. Total project cost: est \$95,071

Special Assessment 2025: \$180

Special Assessment 2026: \$180

Note: per the Bylaws, this will require separate special assessment votes in both 2025 and 2026.

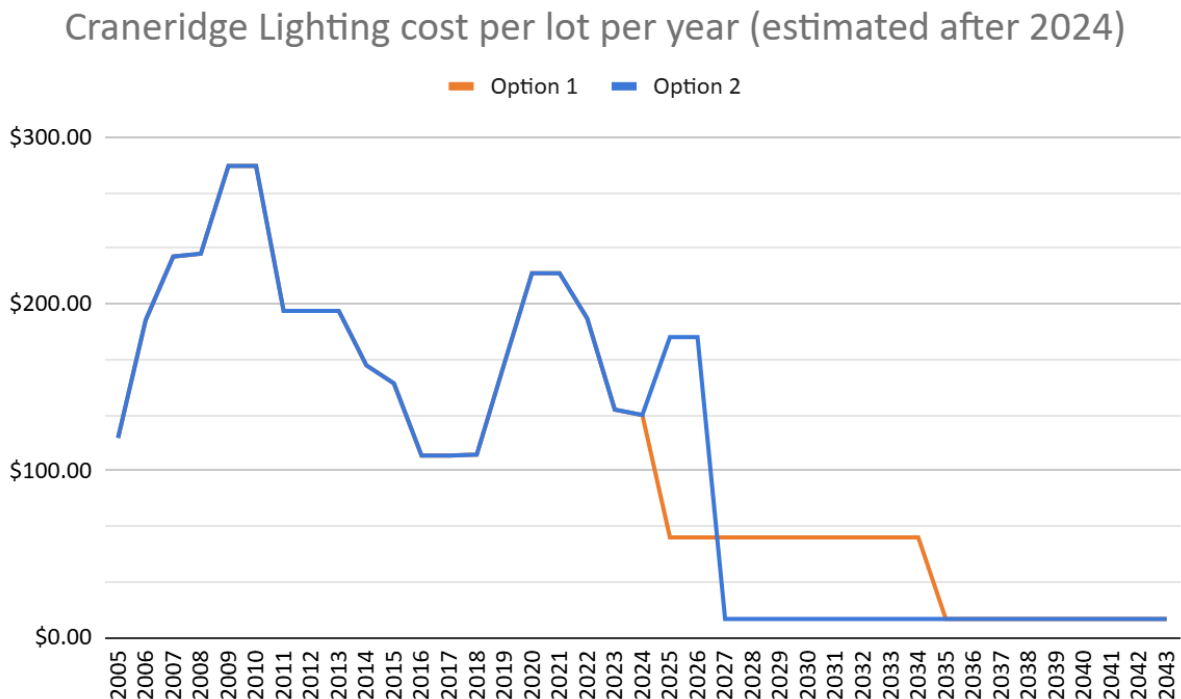
Option 1: 10 year loan		Option 2: Loan + Special Assessments	
Amount:	\$60,000	Amount:	\$60,000
Term:	10 years	Term:	2 years
Rate:	7.462%	Rate:	7.462%
Cost per lot:	\$50.19 / yr	Cost per lot:	\$180 / yr
Total paid:	\$85,322.54	Total paid:	\$64,225.60
Total interest:	\$25,322.54	Total interest:	\$4,335.60
Total Paid per lot:	\$502	Total Paid per lot:	\$360

By approving 2 years of special assessment, for the same cost that we have historically paid the Town of Concord, we could save the community \$21,096.94.

Savings: Historical Cost vs Future Estimates

Historically, Craneridge residents have paid an average of \$183.08 for lighting as a line item in their county taxes. After the loan is paid off, the cost will drop to an estimated \$11 per lot per year to cover the cost of electricity and maintenance.

Over the past 15 years, Craneridge has spent over **\$468,000** on the gas lights through our taxes. Moving forward with this project will drop the cost to under \$100,000 over the next 15 years - a savings of almost 80%. Furthermore, it puts full control of Craneridge funds back into our resident's hands. Previously, extra funds in the lighting district account would go back to the Town of Concord's general fund.



Average cost spent per lot on lighting

Average annual cost (2005-2024): \$183.08

Average annual cost (2020-2024): \$179.56

2024: \$133.33

Estimated 2025-2039: \$60

Estimated 2040+ (at current electricity rates): \$11

Appendix A - Installation Details

The plan below is to add street lighting to the intersections in Craneridge. The project is split into 2 parts; 1) Wiring, foundations, and meters and 2) lighting fixtures. This allows for flexibility and discussion around the final lighting fixtures.

Goals of this project are:

- Provide lighting at intersections in Craneridge. This would make them easier to navigate.
- Maintain aesthetics of Craneridge. Craneridge is a unique neighborhood with architectural charm that blends into its natural setting. “Standard” cobra-style street lighting conflicts with these aesthetics.
- Minimize light pollution and maintain dark sky compliance. Excessive lighting negatively impacts both residents and the natural surroundings.

During the summer of 2024 an RFP was issued to 3 companies. Simoncelli Electric, Inc was the low bid for the following plan:

Installation of new electrical wiring for the following with regard to new intersection street lighting as per our walk through in Craneridge Association

1. Installation of general wiring for:
 - a. Line side cable in PVC conduit from NYSEG source to new meter location.
 - b. New NYSEG approved outdoor meter and raintight panel on a pressure treated post.
 - c. New load side cable from new panel to new street light location.
2. Proposal shall also include:
 - a. Electrical permit and Inspection fees.
 - b. Trenching and backfill to a rough grade state for underground portion and light pole foundation.
 - c. Concrete foundation for customer supplied light pole.
 - d. Labor for installation of customer supplied poles and light fixtures.
3. Proposal does not include:
 - a. Any NYSEG fees if any should occur
 - b. Cost of street light pole and LED light fixture.

The initial proposal was based on twelve (12) installations and each installation shall be 100' in length. After discussions with the Craneridge Board of Directors and the Town of Concord Board of Directors and consideration of a Town-funded engineering study, it was decided that only 9 intersections needed to be lit. Simoncelli modified their bid down to \$59,800 for the installation.

Fixture placement

All fixture locations will be mutually agreed upon between the Town of Concord and Craneridge Association. This will ensure that the needs of both parties are met. If required, all fixtures will be outside of the right-of-way.

Appendix B - Fixture Details

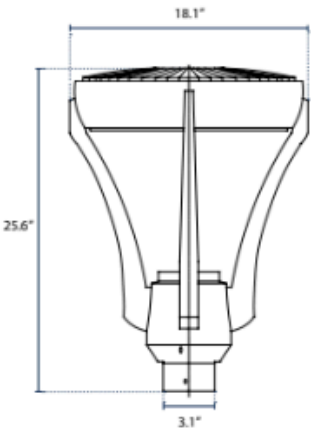


NAME:

DATE:

PROJECT:

H-01
POST TOP



SPECIFICATIONS

Casting Die Cast Aluminum	Finish Polyester Powder-Coat Electrostatically Applied & Thermocured	Pole Fits all Brandon Industries 3" and 4" poles and 5" poles with a tenon	CRI >70
Post Top EPA 1.22 ft ²	Mounting 3.1" Inside Diameter	Lamp Type Integrated LED Board	Distribution Type IV & Type V
Driver Meanwell	Post Top Height: 25.6" Width: 18.1"	Voltage 120-277V	Efficiency 90-110 lm/W
LED's Available Upon Request			

ORDERING

POST TOP	CCT	WATTAGE	OPTICS	FINISH	OPTIONS
H-01					
	3000K 4000K 5000K	50W 80W	TYPE IV TYPE V	BK Semi Gloss Black DB Textured Dark Bronze	- None P Photocell



NAME: _____ DATE: _____

PROJECT: _____

CL7

LUMINAIRE BASE AND POLE



SPECIFICATIONS

Base

CL7 Series
Height: 25.5"
Width: 20"

Holder

5" OD Pole Capacity

Fasteners

Stainless Steel

Finish

Polyester Powder-Coat Electrostatically
Applied & Thermocured

Pole

.125" Wall Extruded Aluminum

DIMENSIONS

ORDERING

BASE	HEIGHT	STYLE	FINISH
CL7			
	0 9'10"	S Smooth	BK Black
	1 10'10"	F Fluted	DB Dark Bronze
	2 11'10"		GN Dark Green
	3 12'10"		
	4 13'10"		
	5 14'10"		

Base Footprint
Circular base pattern requiring
four (4) 3/4" anchor bolts



Bolt Circle - 14.875"
Bolt to Bolt - 10.50"



Access Door

