



## **Melville Town Center/Overlay District**

**Melville Town Center (Resolution 2024-178)  
General Special Use Permit Area (Resolution 2024-179)**

**Provisions incorporated as a result of “listening” session feedback:**

- 1. Walkable Downtown.**
- 2. Town Board retains jurisdiction of all applications. Not ZBA or Planning Board.**
- 3. Separate public hearing for each proposed project.**
- 4. Vape/cannabis stores, drive through windows and self-storage facilities are specifically prohibited.**
- 5. Ample off-street parking.**
- 6. Maximum building height 50' - limited to 4 stories.**
- 7. New development pays for all fire department and first responder impact.**

**Amendments incorporated after initial draft resolutions:**

- 1. Overall Cap of 3,000 Units at civic association request.**
- 2. Exclude properties north of LIE from overlay district at civic association request.**
- 3. Exclude properties along east and west side of Walt Whitman Road – south of LIE from overlay district at civic association request.**
- 4. Exclude Industrial-2 zoning classification from overlay district at resident’s request. (Effectively excluding Spagnoli Road and Ruland Road from overlay district).**