



TOWN OF ISLIP, NEW YORK

Change of Zone, Modification of Covenants and Restrictions, And Town Board Special Permit Process

STEP 1

PRE-APPLICATION MEETING WITH PLANNING STAFF, IF DESIRED.

STEP 2

SUBMIT A COMPLETE APPLICATION TO THE PLANNING DEPARTMENT.

STEP 3

PLANNING DEPARTMENT REVIEWS COMPLETE APPLICATION AND CONTACTS APPLICANT WITH QUESTIONS AND/OR COMMENTS.

STEP 4

PUBLIC HEARING IS HELD BEFORE THE PLANNING BOARD. PLANNING BOARD AND PUBLIC SUBMIT QUESTIONS, COMMENTS AND CONCERNS.

STEP 5

APPLICANT AND STAFF WORK ON ADDRESSING ALL COMMENTS AND CONCERNS.

STEP 6

APPLICATION IS BROUGHT BACK TO THE PLANNING BOARD FOR A RECOMMENDATION TO THE TOWN BOARD.

STEP 7

PUBLIC HEARING IS HELD BEFORE THE TOWN BOARD. ALL CONCERNS SHOULD HAVE BEEN ADDRESSED THROUGH REVISIONS TO THE PLANS AND PROPOSED COVENANTS AND RESTRICTIONS.

STEP 8

APPLICANT PROCEEDS TO THE ENGINEERING AND BUILDING DIVISION FOR OTHER REQUIRED APPLICATIONS.



SUBMISSION REQUIREMENTS CHECKLIST FOR CHANGE OF ZONE, MODIFICATION OF COVENANTS AND RESTRICTIONS, TOWN BOARD SPECIAL PERMIT

Application Requirements	MET	*NOT MET	N/A
Application Form—Completed, signed and notarized.			
Fees as per the current schedule of fees.			
One (1) copy of survey prepared and certified by a New York State licensed surveyor showing bearings and distances.			
One (1) copy of certified Certificate of Occupancy or Certificate of Compliance.			
One (1) copy of deed or contract of sale—Applicant must be owner of the property (submit deed) or contract vendee (submit contract of sale). A lease is not acceptable.			
One (1) copy of legal metes and bounds description certified as accurate by a New York State licensed surveyor (signed and sealed). Include application name and Suffolk County Tax Map Number. **IMPORTANT: SEND A COPY VIA EMAIL IN MICROSOFT WORD OR A COMPATIBLE FORMAT**			
One (1) copy of radius map, notification list, and affidavit. A GIS map and list of property owners within 200' must be ordered from the Planning Division for an additional fee of \$75.00. Notification shall be served as per Planning Division procedure contained herein and/or within Town Code Article 4(a)			
Two (2) copies of a site plan acceptable to the Planning Division. Indicate proposed development of the site including site data and description. Please provide an additional copy of each if review is required by the Suffolk County Planning, New York State Department of Transportation, or Suffolk County Department of Public Works			
Completed Short Environmental Assessment Form (SEAF) - Complete Part 1 only (Available at http://www.dec.ny.gov/permits/70293.html).			
Restaurant and Bar Proposals—Two (2) copies of floor plans for indoor recreation or restaurant indicating seating diagram and bar area.			
Traffic Impact Study—A traffic impact study may be required during the review process. If so, an additional review fee is required.			
One (1) copy of building elevations for new construction including all proposed signage. This may also be required for existing buildings during the review process.			
Additional information as determined by Planning staff.			

*NOT MET—APPLICANT MUST EXPLAIN WHY REQUIREMENT IS NOT NECESSARY



Town of Islip Department of Planning and Development

**Application for Change of Zone, Modification of Covenants & Restrictions,
Town Board Special Permit**

*Petition to the Islip Town Board and/or Planning Board pursuant to the requirements
of the code of the Town of Islip and New York State Town Law.*

Office Use Only

CZ 20 _____ - _____

Total Fee Received:

\$ _____

Receipt No.: _____

1. Requested Modification

☐

TB Special Permit

☐

Modification of Deed Covenants & Restrictions

Liber: _____ Page: _____ TC No.: _____

☐

Change of Zone Classification

☐

Other: _____

From: _____ To: _____

Reason for Request: _____

☐

Site Plan Design Modification:

(Use additional sheet if necessary) (Approval necessary prior to issuance of CO)

2. Property Owner Information

Name

Street No.

Street Name

City/Town

State/Zip

Telephone Number

E-mail Address

3. Applicant Information

☐

Contract Vendee (Check if Applicable)

Name

Street No.

Street Name

City/Town

State/Zip

Telephone Number

E-mail Address



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4. Representative Information

(All correspondence will be sent to Representative listed below)

Name

Street No.

Street Name

City/Town

State/Zip

Telephone Number

E-mail Address

5. Disclosure

Is the applicant, owner, or anyone with financial interest in the property related to any officer or employee of the Town of Islip by blood, marriage or financial arrangement?

Yes

No

If yes, attach disclosure affidavit

6. Land Use & Site Information

- Tax Map No. 0500 _____

- Location of Property _____
- N/S/E/W Side of _____

- _____ Feet N/S/E/W of _____

- School District Name and No.: _____

- Existing Use of Property: _____

- Proposed Use of Property: _____

- Proposed building floor area of unit
(include existing floor area if it is to remain) _____ sq. ft.
- Number of seats (if application is for a restaurant or other public place of public assembly): _____
- Number of Parking Spaces required (in accordance with zoning ordinance): _____
- Number of Parking Spaces provided: _____
- Does the applicant/owner have any interest in contiguous property? ☐ Yes ☐ No
- If yes, state Tax Map Number(s): _____



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6. Land Use & Site Information

- | <ul style="list-style-type: none">• Is the property within 500' of the boundary line of:<table border="0" style="margin-left: 100px;"><thead><tr><th></th><th style="text-align: center;">Yes</th><th style="text-align: center;">No</th></tr></thead><tbody><tr><td>a. Town or Village boundary</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr><tr><td>b. County, State, or Federal Land</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr><tr><td>c. County or State Road</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr><tr><td>d. Stream, Drainage Channel, Or Wetlands</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr></tbody></table> | | Yes | No | a. Town or Village boundary | <input type="checkbox"/> | <input type="checkbox"/> | b. County, State, or Federal Land | <input type="checkbox"/> | <input type="checkbox"/> | c. County or State Road | <input type="checkbox"/> | <input type="checkbox"/> | d. Stream, Drainage Channel, Or Wetlands | <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none">• Have there been previous Zoning applications in the past year? <input type="checkbox"/> Yes <input type="checkbox"/> No• Existing Zoning: _____• Area of site (sq. ft.): _____ |
|--|--------------------------|--------------------------|----|-----------------------------|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|-------------------------|--------------------------|--------------------------|--|--------------------------|--------------------------|--|
| | Yes | No | | | | | | | | | | | | | | |
| a. Town or Village boundary | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | |
| b. County, State, or Federal Land | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | |
| c. County or State Road | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | |
| d. Stream, Drainage Channel, Or Wetlands | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | | | | | | | | | |

The information stated in this application and on supporting documentation is accurate and true. Any changes to this information prior to a decision by the Board will be indicated in writing to the board.

Applicant's Name: _____

Signature of Applicant: _____ **Date:** _____

Owner's Name: _____

Signature of Owner: _____ **Date:** _____

Sworn before me this _____ **day of** _____, 20 _____

Notary Public

Important: Please be advised that by submitting the within application to the Town of Islip for the requested purpose, you, as the applicant, acknowledge and agree that a modification or addition may be made to your Certificate of Occupancy/Compliance. No further notice of any resultant modification or addition shall be required.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ _____	NO	YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
16. Is the project site located in the 100 year flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**INSTRUCTIONS FOR
NOTIFICATION SURROUNDING PROPERTY OWNERS
AND
SAMPLE NOTIFICATION LETTER**

Prior to the Planning Board public hearing, all property owners within 200 feet of the subject parcel must be notified. It is the applicant's responsibility to obtain an accurate list of surrounding property owners from the Town of Islip Planning Department and to notify surrounding property owners of the time and date of the Planning Board Public Hearing. The procedures below must be followed:

1. <u>MAP & LIST</u>	A 200 foot radius map and a list of all property owners within the 200 foot radius must be obtained and submitted with the application. The applicant must acquire a radius map and list from the Town of Islip Planning Department, for a fee of \$75. If the applicant owns or has an interest in property contiguous (adjacent) to the subject parcel, the list shall include property owners within 200 feet of the contiguous property.
2. <u>NOTIFICATION</u>	After you submit a complete application, the Planning Department staff will review it and schedule it for a Planning Board public hearing. You will be notified of the date of the Planning Board public hearing; you are then required to <i>notify the surrounding property owners as they appear on the notification list at least ten (10) days prior to the hearing</i> . Please review the attached sample notification letter and follow its format. <i>The notification must be certified mail, return receipt requested and submitted to the Town prior to the public hearing.</i>
3. <u>SIGNS</u>	The applicant is required to post <i>PUBLIC NOTICE SIGNS on the subject parcel at least ten (10) days prior to the hearing</i> . These signs are available at the Planning Department for a fee of \$10 each. At least three (3) signs shall be posted on the perimeter of each parcel in conformance with §68-32C(2) of the Code of the Town of Islip. <i>These signs should be removed immediately after the public hearing is held.</i>
4. <u>AFFIDAVIT</u>	After the applicant has mailed the notification letters and posted the PUBLIC NOTICE signs on the property, the applicant shall submit an Affidavit of Notification and Posting and proof of mailing to the Planning Department. A copy of this Affidavit is attached hereto.

<<Applicant>>
<<Applicant's Street Address>>
<<App. Town>>
<<App. State>>
<<App. Zip>>

<<Today's Date>>

<<Surrounding Owner's Name>>
<<Owner's Street Address>>
<<Own. Town>>
<<Own. State>>
Own Zip Code>>

RE:

Dear _____

This is to notify you that there will be a public hearing before the Town of Islip Planning Board at Islip Town Hall, 655 Main Street, Islip, New York on <<Hearing Date>> at <<6:00>> P.M.

The meeting will also be streamed live over the internet. Instructions on how to access the livestream are available on the Town's website—www.islipny.gov

If you need an auxiliary aid/service or other accommodation to attend the public hearing due to a disability, please contact Constituent Services at (631) 224-5380 as soon as possible, preferably at least 48 hours before the public hearing.

The purpose of this hearing is to discuss the merits of the proposal for the above captioned property to:

Obtain a _____ from the _____ Board for _____

Proposed plans can be reviewed at the Planning Department located at the Islip Town Hall, 655 Main Street, Islip, New York or by Telephone at (631) 224-5450.

Although written notification is given only to those within 200 feet of the subject property, please feel free to mention this application to any neighbor who may care to attend. At this meeting, all who choose to speak will be given the opportunity to be heard. Anyone interested in providing comments to the Planning Board on this application are encouraged to do so in writing and prior to the date of the meeting at the email address publichearings@islipny.gov.

This meeting is a major influence on the outcome of this application. If you have any interest in this proposal, we urge you to attend.

Very truly yours,

<<Name of Applicant>>
<<Signature of Applicant>>

AFFIDAVIT OF NOTIFICATION & POSTING

STATE OF NEW YORK

SS:

COUNTY OF SUFFOLK

The UNDERSIGNED, being duly sworn, deposes and says that in compliance with the requirements of the Town of Islip Town Code, hereby certifies that all surrounding property owners within two hundred feet of subject property located at

Town of Islip, Suffolk County, NY, have been notified by certified mail (as per the attached certified mail receipts) dated _____ advising said property owners within two hundred feet that a public hearing will be held by the Islip Town Planning Board at 6:00 p.m. on _____ 20____, at the Islip Town Hall, 655 Main Street, Islip, New York and that the applicant has conspicuously posted signs on the property advertising the date, time, and reason for the public hearing before the Planning Board.

Signature

Print Name

Sworn to before me this

_____ Day of _____, 20____

Notary Public

Disclosure Affidavit

Application of: _____

Location of Property: _____ Tax Map No. 0500 _____

* Cross out phrase where it is not appropriate

STATE OF NEW YORK)

:SS.:

COUNTY OF SUFFOLK)

That in connection with the above captioned application to the Planning Board, I, _____
_____ the *(applicant herein), (an officer or agent of the corporate applicant, namely it's
_____), swear or affirm under the penalties of perjury, that no other person
will have any direct or indirect interest in this application except _____

(in case of corporations, all officers of the corporations and stockholders owning more than 5% of the corporation stock must be listed. Attach separate sheet if necessary)

That *(I am not) (none of the officers or stock holders are) related to any officer or employee of the
Town of Islip, except _____

That there is not any state or local officer or employee, a member of a board of commissioners of
local public authorities or other corporation within the county (exclusive of a volunteer fireman or civil
defense volunteer) interested in such application, except _____

Signature of Applicant(s) _____ Date: _____

Sworn before me this _____ day of _____, 20____

Notary Public



Town of Islip
Department of Planning and Development

Office Use Only

Map No. 20 ____ - ____

Receipt No. _____

Associated with a FOIL Application ☐ Y ☐ N

Map Request Form

1. Applicant Information

Name: _____ Phone Number: _____

E-Mail Address: _____

2. Subject Area Information

Address: _____

Tax Map Number(s): _____

Description of Subject Area: _____

3. Map Request/Pricing (allow a minimum of one week for processing)

Printed in Black & White (price per page)						Printed in Color (price per page)					
Map Size	F.O.I.L. Rate	Custom Map	No. of Copies	Landscape	Portrait	Map Size	F.O.I.L. Rate	Custom Map	No. of Copies	Landscape	Portrait
8.5" x 11"	\$0.25	\$50.00				8.5" x 11"	N/A	\$75.00			
8.5" x 14"	\$0.25	\$50.00				8.5" x 14"	N/A	\$75.00			
11" x 17"	\$2.50	\$50.00				11" x 17"	\$5.00	\$75.00			
18" x 24"	\$5.00	\$75.00				18" x 24"	\$10.00	\$100.00			
24" x 36"	\$10.00	\$75.00				24" x 36"	\$20.00	\$100.00			
36" x 48"	\$25.00	\$75.00				36" x 48"	\$40.00	\$100.00			

Data to be Included (check all relevant data—no more than one aerial per map):

☐ Hamlets

☐ Legislative Districts

☐ Flood Zones (☐1998 ☐ 2009)

☐ School Districts

☐ Radius (☐200' ☐500' ☐Other: _____)

☐ Aerial Imagery (circle desired year): 1938; 1947; 1961; 1969; 1972; 1976; 1980; 1984; 1999; 2001; 2004; 2007; 2009; 2010; 2011; 2012 (coastline only); 2013; 2016

☐ Parcel Lines

☐ Zoning Data

☐ Street Labels

☐ Wetlands (☐Freshwater ☐Tidal)

☐ Other: _____

Features to be Labeled: _____

Title of Map: _____

Other Instructions: _____

1. The following must be requested via FOIL Request Form (along with this map request form) through the Town Clerk's Office:
 - a. Photocopies of a paper original map
 - b. Maps located within a file on the Town Network
 - c. Maps that can be reproduced using the Town's GIS Viewers (ArcIMS/ Geocortex viewers)
 - d. Zoning Map Section Posters (must be accompanied by a Zoning Map Request Form, not this Map Request Form)
2. Custom Map requests by students with a valid student ID are eligible for maps at the FOIL prices, and do not need to go through the Town Clerk.
3. Requests not covered under 1 or 2 above will be charged the Custom Map rate.
4. Radius maps are only available as a custom map
5. Street Maps (36"x 48") are \$40.00 per page.
6. Additional copies of a Custom Map will be charged the FOIL rate.
7. Payment for custom maps is due at the time of application and is payable by cash or check made payable to Town of Islip. A \$35.00 fee will be charged for any returned checks.
8. Refunds for custom maps will only be issued if requested within 2 business days after the application is submitted, as long as the request hasn't been processed.
9. Revisions of custom maps are subject to a fee of 25% of the original price; Custom maps (11" x 17" and under) include one revision at no cost.
10. Effective March 29, 2017, color copies on 8.5" x 11" and 8.5" x 14" are no longer available through F.O.I.L.

Office Use Only

Map Rate: _____ Rate for Additional Copies: _____

Total Cost: _____

Method of Payment:

☐

Cash

☐

Check (Check No. _____)

I have reviewed the information contained in this application and agree to abide by its stipulations

Signature of Applicant

Date