

Building, Planning & Development Department

2024 PLANNING & ZONING-RELATED APPLICATION FEES

Minimum Application Fee (if not otherwise indicated below): \$275

Site Plan: \$.50/SF of construction (new or added). For renewal of a previously-approved Site Plan, if there are no significant changes and review by the Town Engineer is not warranted, the fee is \$275.

Site Plan (Multi-Family): \$275/unit

Minor Subdivision (4 lots or less): \$175/lot; \$275 flat fee for amendments after Final Approval.

Major Subdivision (5 lots or greater): \$275/lot; \$550 flat fee for amendments or \$275/lot of the increased/reduced number of lots, whichever is greater.

Special Use Permit: \$325; except for two-family residential (duplex) structures, which require a \$325 base fee plus an additional \$325/duplex building.

Home Occupation: \$100

Signs: \$100 first sign; \$50 each additional sign. (Two sided-signs, with identical copy, shall be charged as one sign).

Change of Use or Tenant: \$275

Planned Development District (Town Board): New PDD: \$2,575; Amendments: \$1,575

Planned Development District Recommendation (Planning Board): New PDD: \$775; Amendments: \$550, Renewal of a PDD: \$275

Mobile Home Park (Town Board): New: \$2,575; Amendment/Expansion: \$1,575

Mobile Home Park Recommendation (Planning Board): New: \$1050; Amendment: \$775

Telecommunications Tower/Antenna Co-location: New tower: \$2,575; Co-location: or use of an existing structure that is deemed a Telecommunications Tower (building, steeple, etc, as defined by Town Code): \$375

Zoning Compliance Letter: Non-Residential: \$75; Residential: \$50

Zoning Enforcement Officer Denial: If Planning Board application fee is over \$275, as listed in this fee schedule, fee for ZEO Denial: \$275; if variance granted, \$275 fee to be deducted from Planning Board application fee if fee is over \$1,000.

Missed Appearances: If two missed appearances before the Planning Board, application shall be considered withdrawn and a new application fee is required.

Zoning Board of Appeals:

Area Variance: Residential: \$175; Commercial/Non-Residential: \$325

Use Variance: For a Residential use on a Commercial/Non-Residential zoned property: \$325

For a Commercial/Non-Residential on Residential zoned property: \$625

Extension/Enlargement/Restoration of a Pre-Existing, Non-Conforming Use: \$325

Stormwater:

Soil Disturbance: Residential: Minor Subdivision = \$475 flat fee

Major Subdivision = \$875 flat fee or \$75 per lot, whichever is greater

Commercial: \$275 per acre disturbed

Notice of Intent/SWPPP Acceptance Form: \$275

Notice of Termination: \$275

Lawn Stabilization Security Deposit/Bond (pursuant to Sec. 165-42.G):

1 to 5 acres = \$10,000

Greater than 5 acres to 10 acres = \$20,000

Greater than 10 acres to 30 acres = \$30,000

Greater than 30 acres = \$50,000