



DEPARTMENT OF BUILDING, PLANNING & ZONING

# VILLAGE OF NEW PALTZ

25 Plattekill Avenue, New Paltz, NY 12561

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## Planning Board Fee Schedule\*

\*Fees are for reference only. Please do not submit payment until an invoice has been received.  
Please note that application fees are non-refundable.

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Pre-application Review Fee [212-23(A)(2)(a)]	\$250.00
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### Site Plan Approval: [212-23(A)(2)(b)]

Exterior renovations to existing structure improvements)	\$500.00 (+\$200.00 per \$10,000 in
1. Accessory Structures	\$250.00
2. Change of Use, no exterior Changes (Including additional bedrooms)	\$450.00 (+\$1,000.00 per bedroom)
3. Construction, residential	\$650.00
4. Construction, commercial	\$1050.00 (up to 10,000 Square Feet) \$2050.00 (up to 30,000 Square Feet) \$4050.00 (More than 30,000 Square Feet)
Special Use Permits [212-39(A)(3)]	
5. Special Use Permit	\$550.00
Accessory Structures, (Sheds (<144ft <sup>2</sup> ), carports, porches (>64ft <sup>2</sup> ), decks, etc.)	\$250.00

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### Amended Site Plan: [212-23(A)(2)(c)]

For changes affecting 50% or more of the total square footage of the structure(s) or the acreage of the site that is the subject of an amended site plan application, applicants shall pay 75% of the original fee

For changes affecting less than 50% of the total square footage of the structure(s) or the acreage of the site that is the subject of an amended site plan application, applicants shall pay 50% of the original fee.

Recreation Fee [212-23(J)(3)]

Recreation fee – Subdivision \$5,500.00 per lot

Recreation fee – Site Plan  
(per dwelling unit, based on gross ft<sup>2</sup>)

More than or equal to 2000 ft <sup>2</sup>	\$5,500.00 per dwelling unit
Between 1600ft <sup>2</sup> – 1999 ft <sup>2</sup>	\$4,500.00 per dwelling unit
Between 1200ft <sup>2</sup> – 1599ft <sup>2</sup>	\$4,250.00 per dwelling unit
Between 1000ft <sup>2</sup> – 1199 ft <sup>2</sup>	\$3,750.00 per dwelling unit
Between 501ft <sup>2</sup> – 999ft <sup>2</sup>	\$3,250.00 per dwelling unit
Less than or equal to 500ft <sup>2</sup>	\$2,250.00 per dwelling unit

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Special Use Permits [212-39(A)(3)]

Application \$550.00

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Subdivision of Land [178-24]

Sketch plan \$150.00

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Preliminary Plat

Minor, inclusive of lot line adjustments	\$250.00 2 lots base rate \$300.00 3 lots \$350.00 4 lots +\$50.00 for each lot
Major	\$300.00 5 lots base rate +\$100.00 per new lot

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Subdivision Plat

Minor, inclusive of lot line adjustments	\$200.00 2 lots base rate \$250.00 3 lots \$300.00 4 lots +\$50.00 for each lot
Major	\$300.00 5 lots base rate +\$100.00 for each lot

Penalties for offenses \$2,000.00

## **SCHEDULE OF ESCROW DEPOSITS**

The escrow amounts will be determined by the Director of Planning & Zoning, after the application has been reviewed.

For more information, you can find the Village of New Paltz escrow code here: <https://ecode360.com/7240857>.

### **PLEASE READ:**

\* If any initial deposit is depleted to less than half the original amount, the applicant shall replenish the escrow account to the original amount if the consultant and Director of Planning & Zoning or his or her designee, deem it necessary. In such an event, professional review may be suspended until the escrow account is replenished.

\*\* At the request of the consultant or the applicant, the Planning Board may modify the amount of any required initial deposit, consistent with the standards set forth in §212-66 of the Code of the Village of New Paltz.

\*\*\* Should the services of a professional consultant be deemed necessary during the review process, the applicant shall be responsible for paying all individual invoices potentially accumulated.