



Town of New Paltz Planning Board Application Review and Administrative Fees

Effective January 2024 *(adopted January 4, 2024)*

Per Article IX – Planning and Zoning Fees of Town of New Paltz Code
Planning Board fees are non-refundable and subject to other requirements per

§140-59 to §140-62; §140-63; §140-66 to §140-69

Planning Board escrow deposits are subject to §140-60.1

FEE TYPE	DETAILS
Conceptual Review (not requiring consultants)	One conceptual review with the Planning Board will be granted at no charge.
Conceptual Review with Consultants*	At the discretion of the Planning Board Chair, a conceptual review requiring consultants may be granted. The fee of \$500.00 per consultant will be collected prior to the review. The conceptual review will not exceed ONE (1) hour.
Clearing and Grading	\$250.00 base fee, PLUS \$125.00 for each additional meeting after the first two (2) meetings, PLUS \$150.00 for each site visit required by the Planning Board Engineer.
Sign-related application review (separate from Building Department Permit fees)	A) <u>Individual sign application review</u> : \$150.00 B) <u>Master Sign Plan application review</u> : \$150.00 base fee PLUS \$50.00 per sign. C) <u>Simplified Sign Plan</u> (request for waiver of Sign Plan review by Planning Board: \$50.00)
Site Plan Review	A) <u>Residential</u> : \$500.00 base fee, PLUS \$150 per dwelling unit. B) <u>Non-residential</u> : \$150.00 base fee PLUS, fee per square foot Up to 1,000 SF: \$250.00 1,001-10,000 SF: \$2,500.00 10,001-20,000 SF: \$5,000.00 20,001+ SF: \$7,500.00 C) <u>Non-residential site changes only</u> : \$500.00 D) <u>Farm/Agriculture Site Plan</u> : \$450.00
Simplified Site Plan Review (waiver of site plan review)	\$550.00 Application must be in accordance with §140-51.3 and §140-51.4 of the Zoning Code.
Wetland Permit Short Form	No Charge
Wetland Permit Long Form	\$250.00
Steep Slope/Clearing Fee	\$250.00
Special Use Permit Applications	As determined by the Building Inspector.
Subdivision Review	A) <u>Subdivision</u> application with <u>no net gain of lots</u> : \$600.00 B) <u>Subdivision</u> application creating <u>one (1) or more lots</u> : \$750.00 PLUS \$200.00 for each additional lot.
Wireless Communications Facility	A) <u>Minor Facility</u> : \$575.00 base fee for the first three meetings and \$185.00 for each additional meeting. B) <u>Major Facility</u> : \$1400.00 for the first three (3) meetings and \$300.00 for each additional meeting.
Other Fees	Dormant Application Fee required after 12 months of no activity by the applicant, an application will be considered dormant. In order for the review process to begin again, a reinstatement fee of one-half of the initial application fee will be charged. 90 Day Extension Fee: \$75.00
Escrow Deposits	Escrow deposits will be determined upon initial application review. (As defined in Town Code Section §140-60.1)
Recreation Trust Fund Fees (in lieu of parkland set-aside)	\$5,500.00 for each additional lot created by subdivision or each dwelling unit created by site plan.

***Additional Consultant fees will be the responsibility of the applicant**