



## 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
<b>Conceptual Review</b> (not requiring consultants)	One conceptual review with the Planning Board will be granted at no charge.
<b>Conceptual Review with Consultants*</b>	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.
<b>Clearing and Grading</b>	<b>\$250.00 base fee, PLUS</b> \$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.
<b>Sign-related application review</b> (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)
<b>Site Plan Review</b>	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
<b>Simplified Site Plan Review</b> (waiver of site plan review)	\$550.00 Application must be in accordance with §140-51.3 and §140-51.4 of the Zoning Code.
<b>Wetland Permit Short Form</b>	No Charge
<b>Wetland Permit Long Form</b>	\$250.00
<b>Steep Slope/Clearing Fee</b>	\$250.00
<b>Special Use Permit Applications</b>	As determined by the Building Inspector.
<b>Subdivision Review</b>	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.
<b>Wireless Communications Facility</b>	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.
<b>Other Fees</b>	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 <b>reinstatement fee of one-half of the initial application fee</b> will be charged. 90 Day Extension Fee: \$75.00
<b>Escrow Deposits</b>	Escrow deposits will be determined upon initial application review. (As defined in Town Code Section §140-60.1)
<b>Recreation Trust Fund Fees</b> (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**