



DEPARTMENT OF BUILDING, PLANNING & ZONING

VILLAGE OF NEW PALTZ

25 Plattekill Avenue, New Paltz, NY 12561

(845) 255-0130 | Fax: (845) 255-5103 | Email: planningzoning@villageofnewpaltz.org

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.

Pre-application Review Fee [212-23(A)(2)(a)]	\$200.00
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Site Plan Approval: [212-23(A)(2)(b)]

Change of use, with no exterior changes (Including additional bedrooms)	\$350.00 (+\$1000.00 per bedroom)
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Exterior renovations to existing structure improvements)	\$450.00 (+\$200.00 per \$10,000 in
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Site Plan Approval: [212-23(A)(2)(b)]

1. Accessory Structures	\$200.00
2. Change of Use, no exterior Changes	\$400.00
3. Construction, residential	\$600.00
4. Construction, commercial	\$1000.00 (up to 10,000 Square Feet) \$2000.00 (up to 30,000 Square Feet) \$4000.00 (More than 30,000 Square Feet)

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

5. Special Use Permit	\$500.00
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Accessory Structures, (Sheds (<144ft ²), carports, porches (>64ft ²), decks, etc.)	\$200.00
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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 ft²)

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

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

Application \$500.00

Subdivision of Land [178-24]

Sketch plan \$100.00

Preliminary 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	\$250.00 5 lots base rate +\$100.00 per new lot

Subdivision Plat

Minor, inclusive of lot line adjustments	\$150.00 2 lots base rate \$200.00 3 lots \$250.00 4 lots +\$50.00 for each lot
Major	\$250.00 5 lots base rate +\$100.00 for each lot

Penalties for offenses \$2,000.00