



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](mailto: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
--	----------

---

### Site Plan Approval: [212-23(A)(2)(b)]

Change of use, with no exterior changes (Including additional bedrooms)	\$350.00 (+\$1000.00 per bedroom)
Exterior renovations to existing structure improvements)	\$450.00 (+\$200.00 per \$10,000 in
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
Accessory Structures, (Sheds (<144ft <sup>2</sup> ), carports, porches (>64ft <sup>2</sup> ), decks, etc.)	\$200.00

---

### 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

---

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

## SCHEDULE OF ESCROW DEPOSITS

The Planning Board has adopted the following escrow deposits. This schedule shall be kept on file in the Building Department and in the offices of the Village Clerk and Secretary of the Planning Board. If the prescribed escrow deposit is deemed inadequate by the consulting professional(s) for a particular application, the Building Inspector or Secretary shall consult with the Chair of the Planning Board, or his or her designee, to determine the appropriate escrow deposit, subject to the approval by the Planning Board. Such escrow deposit shall be collected at the time the application is filed, and no application shall be deemed administratively complete until such escrow deposit has been received.

Initial Escrow Deposit by Application Type (and Dollar amount)

### **Site Plan/Special Use Permit**

#### Tier I – NO ESCROW REQUIRED\*\*\*

Examples include but are not limited to:

Sheds > 144ft<sup>2</sup>  
Porches or Decks > 64ft<sup>2</sup>  
New construction of One- and Two-Family Dwellings  
Alterations to One- and Two-Family Dwellings  
Additions to One- and Two-Family Dwellings  
Change of use, Residential (No exterior construction)  
Change of use, Commercial (No exterior construction)

#### Tier II - \$1000.00

Examples include but are not limited to:

New construction of Commercial <5000ft<sup>2</sup>  
New Construction of Building, Mixed Use <2500ft<sup>2</sup>  
Alterations and Renovations to all Commercial  
New construction of Multifamily Dwelling <5000ft<sup>2</sup>  
Any change of use requiring exterior construction

#### Tier III - \$2000.00

Examples include but are not limited to:

New Construction Commercial >5000ft<sup>2</sup>  
New Construction Building, Mixed Use >2500ft<sup>2</sup>  
New Construction of Multifamily Dwelling >5000ft<sup>2</sup>

### **Subdivision**

Creating two or more new lots - \$1500.00  
Creating one new lot - \$1000.00  
Lot line alteration with no new lots - \$500.00

### **SEQRA Type I Action**

Add \$500.00 to the above amounts

### **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 Planning Board Chair, 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.