

2015 PLANNING AND ZONING FEE SCHEDULE

Town of Rhinebeck, New York

Adopted June 22, 2015
Revised September 28, 2015

FEE SCHEDULE

Petition for Rezoning

- Application to Town Board \$2,000

Subdivision

- Pre-Application Conference

Minor Subdivision \$150
Four (4) or fewer lots

Major Subdivision \$300
Five (5) or more lots

- Sketch Plan Review & Classification*

Minor Subdivision \$200, plus \$100 for each new lot or principal dwelling unit, not to exceed \$750.
Four (4) or fewer lots

Major Subdivision \$300, plus \$125 for each new lot or principal dwelling unit.
Five (5) or more lots

- Application for Subdivision Plat Approval*

Minor Subdivision \$250, plus \$250 for each new lot or principal dwelling unit proposed.
Four (4) or fewer lots

Major Subdivision
Five (5) or more lots

- Preliminary Plat \$300, plus \$300 for each new lot or principal dwelling unit.

- Final Plat \$300, plus \$200 for each new lot or principal dwelling unit.

FEE SCHEDULE

- Payment in lieu of Recreation Land \$3,000 for each new lot or principal dwelling unit or, if there will be meaningful recreational facilities within the subdivision or development, \$1,000 for each lot or principal dwelling.

Special Use Permit¹

- Pre-Application Conference
 - Multi-family or commercial development, including mining \$300
 - All others \$150
- Application for Special Use Permit
 - Conventional Subdivision * \$350

¹ When an applicant's project requires multiple Special Use Permits to fulfill the requirement(s) for a complete application under Articles VI and VII of the Town's Zoning Code, only one Special Use Permit application fee and escrow account shall be required. A single site plan review fee shall also be required. Applications for Special Use Permits and/or site plan review submitted subsequent to Special Use Permit and/or site plan final approval for any given project, shall be considered to be new applications, requiring the payment of the applicable application fee(s) and escrow.

In addition, notwithstanding anything otherwise provided in this fee schedule, for applications which come before the Planning Board, the fees for the following activities requiring the issuance of a Special Use Permit, and/or site plan approval shall be modified further as follows:

- Special Use Permit application fee shall be \$25.00;
- Site Plan Review application fee shall be \$25.00; and,
- The total escrow fee for both the Special Use Permit and the site plan review shall initially be \$50.00;

for:

- fences that meet the dimensional requirements listed in Section 125-38 of Article V, Special Use Permit Supplemental Regulations;
- the construction of porches and decks under 100 square feet;
- the construction of sheds/garages under 144 square feet; and,
- all activities listed in Section 125-106.B of Article X, Administration and Enforcement (activities which do not require the issuance of a building permit).

FEE SCHEDULE

All others – Residential and Home Occupation* \$300 plus \$150 for each Special Use Permit requested beyond the first in a combined application.

All others – Commercial* \$400 plus \$175 for each Special Use Permit requested beyond the first in a combined application.

Site Plan

• **Pre-Application Conference**

• Multi-family or commercial development, including mining \$350

• All others \$150

• **Sketch Plan Conference***

• Signs & accessory special permit uses N/A

• All others \$250

• **Application for Site Plan Review and Approval***

• Existing building – addition and/or other exterior building or site modifications* \$277 plus \$100 for each 1,000 s.f., or part thereof, of gross floor area proposed.

• New building* \$350 plus \$125 for each 1,000 s.f., or part thereof, of gross floor area proposed.

• Non-resident buildings defined by NYS Agriculture & Markets Law as farm use* \$250

• Amendment of Approved Site Plan – sign, lighting and/or landscaping only* \$175

• Payment in lieu of Recreation Land \$3,000 for each new lot or principal dwelling unit, if not previously subject to payment under Subdivision Plat Approval or, if there will be meaningful recreational facilities within the subdivision or development, \$1,000 for each lot or principal dwelling.

• Certificate of Use (Inspection of Improvements) \$150 residential;
2.0% of estimated cost of site work for commercial.

FEE SCHEDULE

Certificate of Demolition or Removal

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| • Pre-Submission Conference | \$150 |
| • Application for Certificate of Demolition or Removal | \$300 |
| • Application for Certificate of Economic Hardship | \$300 |

Administrative Review

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| • Appeal by Party with Standing of Order, Requirement, Decision, Interpretation or Determination under the Zoning Law made by the Zoning Enforcement Officer* | \$300 for fee, plus escrow deposit of \$500, both where permitted by state law. Fee refundable if ZBA acts to set aside ZEO's action. |
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Variance

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| • Use Variance* | \$550 |
| • Area Variance* | \$300 plus \$100 for each Area Variance requested beyond the first within a combined application. Pre-existing non-conforming use Area Variances do not have application fees where combined with other variance applications. |

Sign Permit, unless otherwise provided²

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| • Temporary Sign | \$50 |
| • Permanent Sign | \$125 |

Change of Non-Conforming Use	\$300
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Wetlands Permit

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| • Pre-Submission Conference | \$150 |
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² If two signs are permitted, a single fee is payable for applications which contain both signs to be considered at the same time.

FEE SCHEDULE

- Application for Wetlands Permit* \$350 plus \$125 for each 0.1 acre, or portion thereof, of proposed disturbance within wetland or 100-foot buffer.

Initial Escrow Deposit Amounts

- Subdivision Applications \$300 for each new residential lot or principal dwelling unit. No escrow for initial lot or dwelling.
- Site Plan Review Greater of \$500 or 0.1% of estimated project cost.
- Special Use Permit – Residential \$550
- Special Use Permit – Commercial, with estimated project cost \$500,000 or less \$1,000
- Special Use Permit – Commercial, with estimated project cost over \$500,000 \$2,000
- Special Use Permit – Demolition \$550
- Use Variance \$500 or such greater amount as determined by ZBA at time of application.
- Petition for Rezoning \$1,000 or such greater amount determined by Town Board at time of application.
- SEQRA Compliance Requiring retention of experts 0.5% of estimated project cost, not including land, or such other amount as determined by Planning Board.
- Wetland Permit \$550

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* Posting of initial escrow deposit required; to be replenished from time to time (a) as deposit is drawn down to one-third of initial deposit, or (b) when estimates are received.