

TOWN OF WOODSTOCK DEVELOPMENT FEE SCHEDULE

<u>Development Action</u>		<u>Fee</u>
1.0	<u>Site Plan Review and Special Use Permits</u> (See 4.0 and 5.0 for other requirements)	
1.1A	Pre-Application review (where applicable)	\$100
1.1B	Application filing & processing fee (all applications)	\$100
1.2	<u>Commercial/Multifamily residential</u>	
1.21	New construction	The greater of: \$200 plus \$60 per 1,000 S.F. of gross building area or part thereof up to 50,000 S.F., <u>OR</u> \$200 plus \$25 for first \$1,000 worth of improvements plus \$10 ea. addt'l \$1,000 or part thereof worth of improvements up to \$500,000*
1.22	Renovations and accessory apartment conversions	\$75 for the first \$10,000 worth of improvements plus \$6 each addt'l \$1,000 or part thereof worth of improvements up to \$500,000*
*as determined by the Building Inspector and filed on the Building Permit application. Development fees go toward initial in-house review of Site Plans and Special Permit applications and review of revisions to plans. When the cost of in-house review, calculated at \$25/hr, exceeds fee to be collected, the project is subject to the fee listed in 1.32.		
1.23	Special Permit where square footage cost of improvements do not apply	\$200
1.24	Special Permit for any sign needing Planning Board approval, each sign	\$100
1.25	<u>Engineer review of Site Plan elements</u> (when referred by PB)	
1.25.1	Drainage/Sediment	\$525 for the first set of plans + \$150

	control plan	for each set of revisions
1.25.2	Traffic study	To be determined
1.25.2.1	Level of service analysis	\$420 for initial review
1.25.2.2	Traffic safety review	\$600 for initial review + \$300 for each set of revisions
1.25.3	Lighting plan review	\$300 for initial review + \$150 for each set of revisions
1.26	Attorney review of deeds or Zoning questions related to Site Plan or SUP review (when referred by PB)	\$525 for initial review + \$150 to review any additional materials
1.27	Planning Consultant review of Site Plan and/or SUP (when referred by PB)	\$525 for initial review + \$150 to review any additional materials
1.28	Forester review of Timber Management Plan (when referred)	\$300 for initial review/inspection + \$120 for additional review/inspections
1.29	Landscaping review (when referred)	\$160 for initial review + \$50 for each set of revisions
1.210	Other consultants as needed	\$300 for initial review + \$75 for each set of revisions
1.3	<u>Revisions and renewals</u>	
1.31	Revisions to an approved Site Plan or Special Permit	\$50 for initial review + \$100 if full application is required
1.32	Consultant review of revisions - see 1.25-1.29 above	
1.33	Extension of expired Site Plan approval or Special Permit	\$75
1.34	Renewal of Special Permit	\$75
1.4	<u>Cash Fee in-lieu-of Providing On-site Parking Spaces in H and HR Zones</u>	
1.41	Per space needed and not provided onsite* <i>*where seating does not apply</i>	\$900

1.42	Per space needed for interior seating	\$900
1.43	Per space needed for outdoor seating (eff. 11/8/16)	\$450
1.44	Annual maintenance fee	0
1.60	<u>Development in Scenic Overlay District</u>	
1.61	New House or cutting in preparation for same	\$400
1.62	Addition, renovation or accessory building	\$200
2.0	<u>Subdivisions</u>	
2.1A	Pre-Application review (where applicable)	\$100
2.1B	Application filing & processing fee (all applications)	\$100
2.2	Minor subdivision (up to 5 lots)	first 2 lots \$400 each addt'l lot \$200/lot
2.21	Lot line revisions	first 2 lots \$200 each addt'l lot line \$100
2.3	Major subdivision	\$400/lot for first 2 lots Lots 3 & 4 \$200 each addt'l lot \$300
2.4	Re-approval of subdivision (expired approval, no changes, nunc pro tunc)	\$100/lot
2.5	<u>Recreation Fee in-lieu-of Land for Park</u>	
2.51	Major or minor subdivision	\$1,000 per buildable lot created
2.52	Where there is no subdivision or where there will be more dwelling units created than lots subdivided	\$1,000 per dwelling unit created
2.6	Legalization of unapproved subdivision created prior to 5/19/89	\$250 per lot
2.7	Legalization of unapproved subdivision created on or after 5/19/89	\$750 per lot
2.8	Attorney review of RMA (where applicable)	\$150 per RMA

		\$75 for review of revisions
2.9	Engineer review of road profiles and drainage study/facilities (where applicable)	\$455 for two lot subdivision \$65/lot for lots 3 & 4 \$130/lot for lots 5-15 \$195/lot 16 or more lots \$130/lot for review of revised plans

3.0 **Wetlands & Watercourse Permits**

3.1	Pre-Application review (where applicable)	\$ 75
3.2	Application filing & processing fee (all applications)	\$ 75
3.3	Final Development Fee	\$350
3.4	Mitigation fee	As per law
3.5	Environmental Monitoring fee	As per law

Other Requirements

4.0 **Timetable for Fees** (fees are not refundable)

- 4.11 Pre-application fee is due at time pre-sketch conference is scheduled. Application filing and processing fees are due at time application is submitted.
- 4.12 Balance of fee, except Recreation Fee and outside Consultant Fee, is due prior to the Public Hearing.
- 4.13 Recreation Fee is due prior to the maps or permits being signed.
- 4.14 There will be a \$150.00 fee to reschedule Public Hearings for all applications when postponed by applicant after legal notices are sent to the newspaper and neighbors.
- 4.15 Consultant Fees and in-house fee for additional revisions are due prior to review.

5.0 **Environmental Review Fee/Escrow** Preparation of environmental documents and review of impacts addressed under SEQRA and TWEQR will be charged. Actual costs up to the limits stipulated in 6 NYCRR Part 617.13, b, c, and d (as may be amended) will be charged. An escrow account will be established for the purposes of this review.

6.0 **Applicability** New application fees will apply to all applications submitted after the date of adoption of these fees, or any amendments thereto, by the Town Board.

7.0 **Reduced fee**

Low-moderate income housing and government entities shall receive a fifty percent (50%) reduction in applicable fees.

Revision dates: 4/27/99, 7/8/99, 12/26/00, 03/07/05, 1/19/10, 2/9/10, 6/8/10, 9/14/10, 7/22/15, 11/19/15, 11/8/16