



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)]	\$250.00
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Site Plan Approval: [212-23(A)(2)(b)]

Exterior renovations to existing structure improvements)	\$500.00 (+\$200.00 per \$10,000 in
1. Accessory Structures	\$250.00
2. Change of Use, no exterior Changes (Including additional bedrooms)	\$450.00 (+\$1,000.00 per bedroom)
3. Construction, residential	\$650.00
4. Construction, commercial	\$1050.00 (up to 10,000 Square Feet) \$2050.00 (up to 30,000 Square Feet) \$4050.00 (More than 30,000 Square Feet)
Special Use Permits [212-39(A)(3)]	
5. Special Use Permit	\$550.00
Accessory Structures, (Sheds (<144ft ²), carports, porches (>64ft ²), decks, etc.)	\$250.00

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 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 \$550.00

Subdivision of Land [178-24]

Sketch plan \$150.00

Lot Improvement

Application \$150.00

Preliminary Plat

Minor, inclusive of lot line adjustments	\$250.00 2 lots base rate \$300.00 3 lots \$350.00 4 lots +\$50.00 for each lot
Major	\$300.00 5 lots base rate +\$100.00 per new lot

Subdivision 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	\$300.00 5 lots base rate +\$100.00 for each lot
Penalties for offenses	\$2,000.00

SCHEDULE OF ESCROW DEPOSITS

The escrow amounts will be determined by the Director of Planning & Zoning, after the application has been reviewed.

For more information, you can find the Village of New Paltz escrow code here: <https://ecode360.com/7240857>.

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 Director of Planning & Zoning 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.