

**TOWN OF PATTERSON
PLANNING AND ZONING FEES**

Purpose	Amount
ZONING BOARD OF APPEALS APPLICATION FEES¹	
Area variance:	
1. first variance	..... \$175.00
2. each additional area variance requested by the applicant that may be needed to accomplish the proposed action.	..... \$50.00
Use variance	..... \$350
Interpretations	..... \$150
Special Use Permits	
3. For use accessory to principal residential use	..... \$500.00
4. For all other special use permit applications	\$500. plus \$0.10 per square foot of building floor area over 5,000 sf, however the total application fee shall not exceed \$3,000.00
General Appearance Fee (at time of application)	..... \$100.00
Accessory Apartments	..... \$250.00

¹ Pursuant to §87-6.B. Where an application has been submitted requesting approval of an activity that has already been commenced, or for a structure that has already been erected, the application fee shall be two times the regular application fee.

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PLANNING BOARD APPLICATION FEES	
General Appearance fee (at time of application) ² \$100
<p>²No general appearance fee for an initial discussion with the Planning Board of a conceptual plan. This should occur only on a one-time basis for each project that would eventually need to submit an Application to the Board. The conceptual review should not include a review of a detailed plan for development, and there will be no technical review by the Planner, ECI, Legal Counsel, or Engineers without a formal application and fee being submitted.</p>	
Site Plan Application Fee, Residential	..... \$100/ per lot or dwelling unit
Site Plan Application Fee, Non-Residential	
5. Minimum Application fee	..... \$500.00
6. Site Plan with a building floor area of less than 5,000 square feet	..... \$150.00 plus \$0.09 per square foot of building floor area
7. Site Plan with a building floor area between 5,000 square feet and 20,000 square feet	..... \$600.00 plus \$0.05 per square foot of building floor area
8. Site Plan with a building floor area over 20,000 square feet \$1,500.00 plus \$0.03 per square foot of however the total building floor area application fee shall not exceed \$15,000.00

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Purpose	Amount
Site inspections by Planning Board. The first site inspection conducted by the Planning Board shall be done at no additional cost. For every subsequent site inspection deemed necessary by the Planning Board, the applicant shall pay: \$700.00
Driveway waivers	..... \$150.00
Sign application	..... \$75.00
LAND DEVELOPMENT PERMIT	
Land Development Permit, Minor Application	..... \$150.00
Land Development Permit Major Application	..... \$400.00
TOWN BOARD	
Request for zoning change Application fee ³	..... \$750.00
³ If zoning charge is not approved and there is no change to the local zoning law, three hundred dollars (\$300.) will be refunded to the applicant	
Miscellaneous Laws	..... \$400.00
Request for Open Development Area (Town Law §280-a)	..... \$400

**TOWN OF PATTERSON
CHAPTER 154
WETLANDS/WATERCOURSE APPLICATION FEES**

Minor Application Fee.

Permit applications submitted by residential property owners for activities which in the discretion of the Environmental Conservation Inspector will not significantly alter or affect the functional values of a regulated wetland area. Such activities may including landscaping, ornamental pedestrian-only bridges and sheds. \$100.00

Major Application Fee.

- A. All other applications shall submit an application fee of \$300.00 plus;
 - 1. \$1.00 for every square yard of disturbance within the one hundred foot buffer of a wetland, stream channel or waterbody, and
 - 2. \$2.00 for every square yard of disturbance within a wetland, stream channel or waterbody, and
 - 3. \$3.00 for every square yard of permanent impervious surface within a wetland, stream channel, waterbody or one hundred foot buffer.

- B. The maximum fee for a wetland/watercourse major application shall be limited to \$8,500.00

Wetland inspections.

Where no application has been submitted, verification of wetland delineations completed by others, or at the request of a property owner, where field delineations are completed by the Environmental Conservation Inspector, which delineation shall be undertaken solely in his discretion, an inspection fee of \$50.00 per hour of time spent, with a minimum fee of \$50.00 shall be assessed.

**TOWN OF PATTERSON
CHAPTER 87
PROFESSIONAL PLAN REVIEW FEES**

- A. Applications for minor subdivisions and major subdivisions, preliminary plat (\$350.00) per lot.
- B. Applications for major subdivisions, final plat (\$350.00) per lot.
- C. Applications for Site Plan showing residential units (\$500.00) per unit not to exceed \$15,000.00
- D. Applications for Site Plan Non-residential
 - (1) \$0.75 per square foot of building coverage with a maximum deposit establishing or replenishment to the account of \$5,000.00.
 - (2) Upon the balance of that fund being equal to or less than ten percent of the original amount deposited, the developer shall deposit such additional funds with the Town Supervisor so as to equal the amount of the original deposit.
 - (3) Where no structure is shown the minimum deposit shall be (\$2,000.00)
- E. Applications for Special Use Permits (\$2,500.00)
- F. SEQRA (\$5,000.00) upon submission of a draft environmental impact statement.
- G. Applications for a Wetland or Watercourse Permit: Wetland or watercourse applications which are determined by the Planning Board to require an engineering review will be subject to the rules and regulations of Chapter 87, and will be required to post funds in an escrow account commensurate with the complexity of the review, and the amount of time the review is expected to take, as determined by the Town Engineer. Review of the Application shall be suspended until such funds are posted by the Town. The amount to be posted is as follows:
 - Level 1 Applications: \$1,000.00
 - Level 2 Applications: \$2,000.00
 - Level 3 Applications: \$3,000.00

August 10, 2011