

Planning Board Fee Schedule

Subdivision Review (Minor and Major)

Note: the application fees are designed to cover administrative costs incurred by the Town Of Northumberland; these fees do not cover any engineering or legal review fees, the actual fees for Town Engineering review or Town Attorney review will be paid by the applicant from the established escrow account.

Subdivision Application Fees:

- Preliminary: Fifty Dollars (\$50) per lot, as per proposed plan. This application fee shall be due at the time of application.
- Final: After subdivision plan approval, but prior to submission of the final Subdivision Plat for signature, a fee of One Hundred fifty Dollars (\$150) per new lot is due.

Subdivision Plat review Fees shall be based on the number of lots as follows:

Number of Lots

1 to 4	\$140.00, per lot
5 to 49	\$135.00, per lot
50 or more	\$130.00, per lot

Escrow account, shall maintain balance of \$100, or as the Planning Board deems appropriate for minor subdivisions and \$5,000 for major subdivisions, to pay the Engineering and Legal fees assessed to the Town for review of the subdivision application. A \$1,000 escrow shall be maintained for Site plan or Special Use Permit Applications on parcels over 3 acres in size. If as escrow falls below the minimum amount required for the application the application will be removed from the Board's agenda until the minimum escrow is re-established.

Any and all costs incurred to publish public hearings and conduct property owner notifications shall be borne by the owner/developer, applicant.

Parks and Recreation Fee: Four Hundred Dollars (\$400) per new lot for major subdivisions and Eight Hundred (\$800) per new lot for major subdivisions, \$1,500 per application for Special Use Permits Omitting Home Occupations, Bed and Breakfast and Parks shall be due at the time final approval is obtained.

If the Planning Board determines that additional and/or special review is required it may, as its discretion, call in an independent engineering firm and/or special consultant. The costs of these services shall be borne by the owner/developer, applicant.

Payment of all fees shall be made prior to the signing of any mylars by the Town of Northumberland.

All engineering and legal fees incurred for projects shall be payable by the applicant/escrow at the time of occurrence. Projects that are dormant for over one (1) year shall be reviewed and engineering review fees assessed for those projects.

Site Plan and Special Permit Review

Note: The application fees are designed to cover administrative costs incurred by the Town of Northumberland; these fees do not cover any Town Engineering or Attorney review costs. The actual fees for Town Engineering review or Town Attorney review will be paid by the applicant from the established escrow account.

- Site Plan and Special Permit Application Fee: Area (Building Square Footage) or footprint of structures & site disturbance.

0-4,999	\$250.00
5,000 -9,000	\$500.00
10,000-29,999	\$.05 per sq. foot
30,000 and over	\$.03 per sq. foot or a Minimum of \$1500.00

- Site Plan and Special Permit Review Fees: Area (Building Square Footage) or footprint of structure disturbance.

0-4,999	\$500.00
5,000-9,999	\$1,000.00
10,000-29,999	\$.15 per sq. foot
30,000 and over	\$.05 per sq. foot or A minimum of \$5,000.00

An escrow account, which shall maintain a minimum balance of \$1,000 shall be maintained for Site Plan or Special Use Permit Applications on parcels up to 3 acres in size and \$5,000 for applications on parcels over 3 acres in size. If an escrow falls below the minimum amount required for the application the application will be removed from the Board's agenda until the minimum escrow is re-established.

Any and all costs incurred to publish hearings and conduct property owner notification shall be borne by the owner/developer.

If the Planning Board determines that additional and /or special review is required it may, at its discretion, call in an independent engineering firm and/ or special consultant. The costs of these services shall be borne by the Owner/ Developer.

Payment of all fees shall be made prior to the signing of any site plan or special permit issuance by the Town of Northumberland.

All engineering and legal fees incurred for projects shall be payable by the applicant at the time of occurrence. Projects that are dormant for over one (1) year shall be reviewed and engineering review fees assessed for those projects. There shall be a sunshine date (re-review) at intervals of 5 years starting at the time of approval and \$500 fee for the review for all subdivisions and Special Use Permits.

Miscellaneous

Mining Permit	One Thousand Dollars (1,000)
Lot Line Alterations	Four Hundred Dollars (\$400)
Road Entrance & Driveway Permit	Forty Dollars (\$40)
Soil Disturbing Activities Law	Seventy - Five Dollars (\$75)
Watercourse Protection Law	Seventy - Five Dollars (\$75)
Commercial Timber Harvesting Permit	Seventy - Five Dollars (\$75)
Flood Plain Review	Seventy - Five Dollars (\$75)
Special Event	One Hundred Dollars (\$100) Per event day

Planned Unit Development fee Schedule

Planned Unit Development (PUD) Plan Application and Review of Site Plan

- A fee of \$150 shall be payable to the town Clerk upon submission of a PUD application for Town Board review.
- The application and review fees for all proposed PUD's shall be subject to the Town's Site Plan Review and/ or Subdivision Review fee schedule, as is appropriate per Section III of this law.
- Parks and Recreation Fee: five Hundred Dollars (\$1,500) due at time final approval is granted.

- An escrow account, which shall maintain a minimum balance of \$1,500 shall be established to pay the costs to the Town of reviewing PUD applications.
- If the Planning Board determines that additional and/ or special review is required it may, at its discretion, call in an independent engineering firm and/ or special consultant. The costs of these shall be borne by the owner/developer.
- Payment of all fees shall be made prior to the Planning Board's recommendation to the Town of Northumberland Town Board.
- All engineering and legal fees incurred for projects shall be payable by the applicant at the time of occurrence. Projects that are dormant for over one (1) year shall be reviewed and engineering review fees assessed for those projects.

Zoning Variance Fee Schedule

Zoning Variance Application

- Area Variance
 - a. Residential: Three Hundred Dollars (\$300)
 - b. Commercial: Six Hundred Dollars (\$600)
- Use Variance
 - c. Residential: Three Hundred Dollars (\$300)
 - d. Commercial: Eight Hundred (\$800)

If the Zoning Board of Appeals determines that additional and/or special review is required it may, at its discretion, call in an independent engineering firm and/ or special consultant. The costs of these services shall be borne by the owner/developer.

- Appeals or Interpretations; the fee for an appeal hearing will be Four Hundred (\$400)

Any and all costs incurred to publish public hearings and conduct property owner notification shall be borne by the owner/ developer.

Rezoning Application

All expenses incurred to process a rezoning application shall be borne by the party(s) making the request. Expenses shall include but are not limited to public notifications, environmental assessment form and/ or environmental impact statement preparation, SEQRA filing requirements and engineering reviews, if the aforementioned measures are deemed necessary by the Planning Board or Town Board. A minimum fee shall be assessed and shall be payable at the time of application as follows:

1. Rezoning requests for properties with a value of less than Two Hundred Thousand Dollars (\$200,000), on a 100% equalized basis: Two Hundred Dollars (\$200).
2. Rezoning request for properties with a value of more than Two Hundred Thousand Dollars (\$200,000), on a 100% equalized basis: Four Hundred Dollars (\$400).

SEQRA Review

The Town of Northumberland reserves the right to set up an escrow account for a given project when it has received a positive declaration according to SEQRA. Due to the direct relationship between the cost of preparing an environmental impact statement (EIS) and the specific characteristics of the lands to be used, a set price per unit cannot be estimated. When a large project is submitted to the town and receives a positive declaration, the town shall estimate the cost of review and supply this information to the applicant. Upon completion of the EIS, should monies remain in the account following the Town Engineer's and/ or Town Attorney's final billing for the project, they shall be returned to the applicant/developer. If monies on deposit prove to be insufficient for the EIS, the applicant/developer shall deposit monies in an amount sufficient to cover the additional costs as may be required.

In the event that any section, paragraph, subdivision or provision of this Local Law shall be adjudged invalid or held unconstitutional the same shall not affect the validity of this Local Law as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional.

All other provisions of Local Law No. 2 of the year 2002, which were not specifically amended herein, shall remain in full force and effect.

Effective Date: This law shall take effect immediately.

