

**TOWN OF PLEASANT VALLEY**  
**Schedule of Fees**

**I. APPLICATION FEES**

**Planning**

A. Site Plan

- |  |                                 |
|--|---------------------------------|
| 1. Site Plan with or without construction                        | \$500                           |
| 2. Escrow  | <i>See Escrow Fund Schedule</i> |
| 3. Recreation Fee<br>(multi-family, apts., condos, mobile homes) | \$4000 per residential unit     |

B. Subdivision

- |                    |                                 |
|--------------------|---------------------------------|
| 1. Application Fee | \$500 + 100 per lot             |
| 2. Escrow          | <i>See Escrow Fund Schedule</i> |
| 3. Recreation Fee  | \$4000 per lot                  |

C. Sign Permit

\$100

D. Lot Line Realignment

- |                    |                                 |
|--------------------|---------------------------------|
| 1. Application Fee | \$100                           |
| 2. Escrow          | <i>See Escrow fund Schedule</i> |

**Town Board**

A. Zoning Amendment

- |                    |                                 |
|--------------------|---------------------------------|
| 1. Application Fee | \$250                           |
| 2. Escrow          | <i>See Escrow fund Schedule</i> |

**Zoning**

A. Zoning Board of Appeals

- |  |                                 |
|--|---------------------------------|
| 1. Application Fee   |                                 |
| (a) Special Use Permit   | \$250                           |
| (i) Recreation Fee if application<br>Includes residential dwelling units | \$4000 per unit                 |
| (b) Variance   | \$250                           |
| (c) Interpretation   | \$100                           |
| 2. Escrow  | <i>See Escrow Fund Schedule</i> |

B. Administrator

- |                                     |       |
|-------------------------------------|-------|
| 1. Abstract Letter/Municipal Search |       |
| Residential                         | \$80  |
| Commercial                          | \$150 |

**Building (Permits)**

- |  |                  |
|--|------------------|
| A. Residential, manufactured, Mobile Homes | .30 per sq. ft.* |
| B. Commercial                              | .40 per sq. ft.* |
|  | *\$50 minimum    |

C. Roof Replacement (structural)	\$50
D. Pool Permit	
Above ground	\$50
In-ground	\$75
E. Demolition Permit	
Residential	\$50
Commercial	\$75
F. Supplemental Heating Device (woodstove pellet stove, gas fireplaces, etc.)	\$100
G. Occupancy change for Commercial Use (requires review by fire and zoning administrator)	\$50

**Fire Inspection**

A. Up to 1000 sq. ft.	\$50
B. 1000 sq. ft. -5000 sq. ft.	\$100
C. Over 5000 sq. ft.	\$150
D. Oil Tank abandonment/replacement	
Underground	\$100
Above ground interior/exterior	\$50

**Highway Department**

A. Driveway Permits	\$200
B. Escrow	<i>See Escrow Fund Schedule</i>

**All fees doubled for as-built conditions.**

**Building permits are good for one year from date of issuance. Permits must be renewed annually.**

**II. ESCROW FUND SCHEDULE**

A. GENERAL

In order to ensure that the cost of any Engineering, SEQR Experts, Planning, Legal or other Consultants' Fees incurred by the Town of Pleasant Valley with respect to matter before the Planning Board or Zoning Board or Town Board or any other Town of Pleasant Valley agency or Department (each, individually, a "Board") are borne by the applicant, Escrow Funds shall be submitted by the applicants in every instance described herein. Upon filing an application for any of the following: Subdivision, Site Plan, Rezoning, Variance, Zoning Interpretation, Lot Line Realignment, Wetland Permit, Special Use Permit or any other principal or ancillary land use or development permits or approvals permitted or required under the Town Code, and prior to being placed on any agenda, the applicant shall deposit with the clerk of respective Board from which it seeks approval (each a "Clerk"), a sum of money in accordance with the table below. The Chairman of a Board shall authorize requests for payment of all fees charged by any Consultants employed by their Board with respect to the applicant's project. "Consultants" shall include without limitation, attorneys, engineers, planners, wetland review professionals, and any other services used by the reviewing Board(s) for the purposes of (1) engineering,

scientific land use planning, environmental or legal reviews of the adequacy or substantive details of application for any permit or approval and/or (2) to assist in assuring or enforcing an applicant's compliance with the terms and conditions of any such permits or approvals. Said fees shall be submitted by voucher and paid as approved by the Town Board. Upon completion or withdrawal of a project, and upon a certification by the Clerk of a Board indicating that there are no outstanding professional fees yet unbilled or unpaid, any funds remaining on deposit at the conclusion or withdrawal of the project shall be refunded to the applicant. If the Escrow Fund is depleted to the amount set forth in Subparagraph "B" herein, prior to completion of the project reviews, the applicant shall reimburse the Escrow Fund as stated therein. If the applicant fails to reimburse the Escrow Fund, the reviewing Board(s) shall cease all reviews of applicant's project. The Town shall not schedule any applicant for appearances before any Board to discuss any application unless and until the Escrow Funds have been paid. The reviewing Boards(s) shall strictly enforce these regulations. In the case of a site plan or subdivision application, in no event shall the chairman sign the final site plan or subdivision plat unless and until all Consultant fees incurred by the applicant have been paid. In all cases, a Certificate of Occupancy shall not be issued unless and until all Consultant fees incurred by the applicant have been paid.

Notwithstanding the provisions of the preceding paragraph, escrow fees may be waived, only upon express resolution of the reviewing Board wherein such Board clearly finds that the subject application is not of such substantial nature as to require consultant review. If at any time during the review process, the Board determines that consultant review is necessary or appropriate, than, notwithstanding any waiver previously granted, it may invoke the provisions of the preceding paragraph which shall be fully applicable as if no waiver had been granted.

#### B. CALCULATION OF ESCROW FUND

<b>Application Type</b>	<b>Initial Deposit</b>	<b>Depleted to</b>	<b>Replenishment Amount</b>
<b>Subdivision</b>			
2 – 5 lots	\$2,500	\$1,000	Current Bills + \$1,000
6 – 15 lots	\$3,000	\$1,000	\$1,500
16 – 29 lots	\$5,500	\$1,500	\$2,500
> 29 lots	\$10,000	\$2,500	\$5,000
Lot Line Realignments	\$1,000	\$500	Current Bills + \$500
Special Use Permits	\$2,500	\$1,000	Current Bills + \$1,500
Zoning Amendment	\$5,000	\$1,000	Current Bills + \$2,500
<b>Site Plan</b>			
Single Family Residential	\$2,000	\$500	Current Bills + \$1,000
Multi-Family Residential	\$1,000 per unit	\$250 per unit	\$500 per unit
Commercial			
10,000 sf or less	\$2,500	\$1,000	\$1,500
> 10,000 sf	\$5,000	\$1,000	\$2,500

<b>Variiances</b>			
Area			Current Bills +
Residential	\$1,000	\$500	\$1,000
Commercial	\$2,500	\$1,000	\$1,500
Use	\$2,500	\$1,000	\$1,500
ZBA Interpretation	\$1,000	\$500	Current Bills + \$1,000
Wetland Permit	\$1,000	\$500	Current Bills + \$750
Highway/Driveway Permit	\$1,000	\$500	Current Bills + \$750

### **III. REVISIONS**

The Town Board of the Town of Pleasant Valley may revise these regulation by resolution adopted at a duly authorized meeting of the Town Board. Fees are refundable when the Town Board deems that they should be refunded.

- Revised August 1, 1996
- Revised August 9, 2000
- Revised September 13, 2000
- Revised June 11, 2003
- Revised August 10, 2005
- Revised January 14, 2009
- Revised February 4, 2009