



Town of Philipstown

238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

Town of Philipstown 2015 Fee Schedule

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Town of Philipstown, NY

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Chapter 52. Alarm Systems

Residential:

52-1 A Owner or lessee permit – Initial permit \$25.00

Commercial:

52-2 A Owner or lessee permit – Initial permit \$25.00

Commercial/ Residential permit, combination alarm for business and or more than one dwelling unit:

52-3 A Initial Permit \$25.00

Industrial:

52-4 A Owner or lessee permit – Initial Permit \$25.00

Chapter 55 Animals

Chapter 71 Development and Building Fees

Article I Costs of Special Consultants

71-3 Professional review services; payments; application for special arrangements.

A. Escrow deposit required.

(1) At the time of submission of any application to the Town Board, Planning Board and Zoning Board of Appeals, the applicant shall deposit funds with the Town. The escrow funds shall be used by the Town to pay the Town's consultants for all reasonable costs of planning, engineering, legal, architectural, accounting and/or other consultants deemed appropriate by the applicable Board. Proof of this deposit shall be submitted with the application to the applicable Board. The Board Secretary will ensure proof of this escrow fund prior to placing the application on the Board's agenda. This fund shall be monitored by the Board's secretary as to applicable debits and credits. Either Board may increase or decrease the amount of escrow, if it is appropriate to the application.

- a) For Major Special Use Permit and/or Site Plan reviews, the amount shall be \$5,000, unless a greater amount is deemed necessary by the reviewing board.
- b) During the Major Special Use Permit and/or Site Plan review process the encumbered bond amount of the escrow may not be less than \$1,000 and the reviewing board will determine the amount of replenishment.
- c) For Minor Special Use Permit and/or Site Plan reviews, the amount shall be \$500 unless a greater amount is deemed necessary by the reviewing board.
- d) Subdivision Approval - any subdivision application to the Planning Board, the applicant shall deposit \$5,000 in the escrow fund.

(2) Withdrawals shall be made from this fund to pay for the costs of professional review services. In the event that the escrow account is subsequently reduced by more than half, the applicant shall replenish the account to its original balance.

(3) For applications pending at the time of adoption of this provision, applicants shall be required to deposit funds in escrow and pay for such expenses incurred after the date of such adoption. Either Board may increase or decrease the amount of the escrow if it is appropriate to the application.

Article II Residential Plat Recreation Fees

71-4 Amount.

When the Philipstown Planning Board determines that a suitable park or parks of adequate size cannot be properly located in a plat or is otherwise impractical and that payment shall be made to the Town, such payment shall consist of the sum of \$5,000 for the second and each additional lot subdivided from a tract and required to be shown on a plat approved by the Planning Board when such lot is located in a residential zone or is intended to be used for residential purposes and does not contain an existing dwelling (e.g., if a single tract is divided into two lots, a recreation fee of \$5,000 shall be payable for the one new lot).

Article III Zoning and Subdivision Fees (§ 71-7)

71-7 Fee schedule established.

As of September 3, 1993, the following fees are hereby established:

A. Application to the Planning Board for approval of access because land is not shown on a town, county or state road: \$400 per lot.

B. Referral to the Planning Board for approval of open development area plat under § 112-56, 112-57, 112-58, 112-59 or 112-60: \$400 per lot.

C through F Reserved - See Chapter 175 Zoning Fees

G. Application for subdivision approval pursuant to Part 1 of Chapter 112, Land Development:

(1) Preliminary approval of application and minor plats: \$500 plus \$250 per lot on an existing street or right-of-way, or plus \$400 per lot on a new street or right-of-way.

(2) Final approval of application: \$500 plus \$100 per lot.

H. Planned development application.

(1) Planned development unit: same as application for special use permit with site plan submission.

(2) Planned development district: \$2,500 plus \$200 per lot or dwelling unit and \$50 per nonresidential parking space.

I. Reserved

J. Communications towers.

(1) Application to the Zoning Board of Appeals for a special use permit, or to the Planning Board for site plan approval, for a communications tower or collocation:

(a) New communications tower: \$10,000.

(b) Collocation: \$5,000.

(2) The foregoing fees do not include the cost of a building permit or a certificate of occupancy which shall be procured under § 62-3A(3).

Article IV Building Fees (§71-8)

71-8 Fee Schedule established

As of December 1, 2016, the following fees are hereby established:

A. Residential.

(1) Building permit.

- (a) Principle structure per construction cost: \$10/\$1K (plus C/O).
- (b) Alteration, renovations or remodeling per construction cost: \$10/\$1K (plus C/O).
- (c) Decks/porches per construction cost: \$10/\$1K (plus C/O).
- (d) Accessory/utility buildings/garages per construction cost: \$10/\$1K (plus C/O).
- (e) Swimming pools and solar panels: 2.5% of the cost of construction (plus C/O).
- (f) All other permits: \$10/\$1K of the cost of construction (plus C/O).

Construction cost: to be determined by the Town Building Inspector.

(2) Work commenced or completed prior to issuance of a building permit, the fee shall be twice the calculated fee.

(3) Renewal fee. The renewal fee shall be the same as the cost of the original building permit fee.

(4) Certificate of occupancy - \$90 (all permits).

(5) Wood or Pellet Stove (any solid fuel burning appliance) Fee - \$100 (plus C/O).

(6) Minimum Permit Fee - \$100 (plus C/O).

(7) Demolition Permit - \$100 per tax parcel (plus C/O).

B. Commercial.

(1) Building permit.

- (a) Structure area per building construction cost – \$12.50/\$1K.
- (b) Communication antennas/monopoles/towers - \$500 minimum plus 2.5% of the cost of construction (plus C/O).
- (c) All other permits: 2.5% of the value of construction.
 - 1. For swimming pools maximum fee \$2,000.

(2) Renewal fee. The renewal fee shall be the same as the cost of the original building permit fee.

- (3) Certificate of occupancy - \$90 for all permits.
- (4) Wood or Pellet Stove (any solid fuel burning appliance) Fee - \$100 (plus C/O).
- (5) Minimum Fee - \$250
- (6) Demolition Permit - \$200 per tax parcel (plus C/O).

C. Supplemental Fees

- (1) Municipal records search and report - \$175 per Tax map parcel number.
- (2) Request for assignment or verification of street number - \$25 per tax map number.
- (3) Sign permit: 2.5% of project cost or minimum \$100 fee (plus C/O).
- (4) Tents/Canopy structures: \$200 per tents/canopy structure (plus C/O).
- (5) Request for Inspection or Re-inspection (if no permit or to close an expired permit) Fee - \$100
- (6) Fire safety and property maintenance inspections fee:
 - (a) Minimum - \$100
 - (1) add for commercial building area - .02 cents per square
 - (b) Tenant Spaces Request for Separate Report - \$50 each
- (7) Operational Permits
 - (a) Minimum \$200
 - (1) add for commercial building area -.02 cents per square
 - (2) add for multifamily - \$50 per dwelling unit
- (8) Bedroom Count Fee - \$25

D. Permit Fee for work performed by a Putnam County Licensed Utility Contractors

- (1) Permit fee for the installation, replacement, removal or abandonment of heating equipment and systems of which is not covered under a building permit is \$100 (plus C/O) for the following;
 - a) Solid Fuel and Gas Heating Appliances.
 - b) Heating producing equipment and piping and duct systems.
 - c) Electrical Equipment and systems.
 - d) Flammable and Combustibles Gas and Liquid storage (above tank) and piping systems
 - e) Flammable and Combustibles Gas and Liquid storage (underground tank).

Chapter 78 Driveway

78-3 Fees and Deposits

A. A fee of **\$250** to cover the cost of issuing the permit and the supervision and inspection of the work done in connection with said operation.

B. A deposit shall be required for any proposed operation which may disturb, injure or damage any street, highway, roadway or area, including drainage ditches, gutters, culverts, pipes, curbs or curbing. The deposit amount shall be \$800 on unpaved roads and \$2,200 on paved roads. If the Superintendent of Highways determines that the scope of the work may result in disturbance, injury or damage to an area in excess of that which would reasonably be secured or repaired by said deposit, an additional deposit may be required. Such additional deposit shall be computed on the potentially affected area at the rate of \$40 per square yard on unpaved roads and \$80 per square yard on paved roads. The potentially affected area shall be computed by multiplying total road width times total driveway access width.

Chapter 88 Explosives and Blasting

88-6 Issuance of permit; fee; revocation.

A. Such permit, when approved and signed by the Building Inspector and upon payment of a fee of **\$150** to the Building Inspector, or such other fee as may be fixed from time to time by resolution of the Town Board, shall be issued and signed by the Building Inspector, who shall keep a record thereof. Each permit shall specify the name of the permittee, home and business address, phone numbers, the date of expiration (which shall be no later than six months from the date of issue), the particular place where the blasting is to be done and a copy of the blaster's valid State of New York Department of Labor explosive license.

Chapter 89 Filming

87-9 Application fee; security deposit.

A. Each applicant shall pay an application fee for each permit in accordance with a fee schedule which shall be established by, and may be amended from time to time by, resolution of the Town Board.

B. If it is determined that the filming may involve the potential of damage or injury to public land, the Town Board may require the applicant to post a security deposit or other assurance with the Town to be used to repair any such damage or injury on conclusion of filming. Any unused security shall be returned to the applicant. The security shall be in the form of a cash bond or in such other form as the Town Board may require.

Chapter 90 Flood Damage and Prevention

90-11 B Flood Hazard Area Application/Permit Fee –

Minimum \$100 - Any man-made change to improved or unimproved real estate, including but not limited to mining, dredging, filling, paving, excavation, commercial outside storage or drilling operations located within the area of special flood hazard.

25% of the Building/Zoning Permit Fee – Add 25% fee to Commercial and Residential Buildings and Structures Building Permit.

Chapter 93 Freshwater Wetlands and Watercourses

Determinations:

(Required for wetlands inspector to determine if proposed activity is located in controlled area)

93-19 A. Delineation Fee- \$180 (per acre or proposed lot) or (\$100 per hour)

93-19 B Permit/ Application Fee- \$500 plus

- \$1000 Escrow complex
- \$500 Escrow simple
- Minor Permit Application Fee-\$225 plus
- \$500 Escrow simple

93-19 C Dredging/Dumping Fee- \$500 plus

- \$1000 Escrow complex
- \$500 Escrow simple

93-19 D Sub Division Plats Fee- \$500 per lot in regulated area plus \$1000 Escrow

93-19 E Road, Pipeline or Inground Utility Fee- \$1000 for first 500 linear feet

\$1.50 for every linear foot over 500 feet in controlled area plus \$1000 Escrow

93-19 G Activities of minor significance Fee- \$125.00

Permit Renewal Fee - \$225

Chapter 107. Junk Yards

107-9A Application Fee- \$50.00

107-9 A Annual License Fee- \$250.00

107-9 Fees.

A. The annual license fee shall be \$250, with the first fee covering the period from the time the license is first issued to April 1 the following year. In addition to the first annual license fee, the application for a license hereunder shall be accompanied by an application fee of \$50 to cover the cost of advertising and the other costs of the town personnel and facilities incident to the hearing in connection with the application. If the application is not granted, the first annual license fee paid in the amount of \$250 shall be refunded.

B. The fees herein established may be amended from time to time by resolution of the Town Board.

Chapter 112 – See Chapter 71 for fees

Chapter 147A Stormwater Management and Erosion and Sediment Control

147A-7 Stormwater pollution prevention plans.

A. Stormwater pollution prevention plan requirement. No application for approval of a land development activity shall be reviewed until the appropriate board has received a stormwater pollution prevention plan (SWPPP) prepared in accordance with the specifications in this chapter.

147A-11

A. Construction inspection.

(1) Erosion and sediment control inspection. The Town of Philipstown Stormwater Management Officer may require such inspections as necessary to determine compliance with this chapter and may either approve that portion of the work completed or notify the applicant wherein the work fails to comply with the requirements of this chapter and the stormwater pollution prevention plan (SWPPP) as approved. To obtain inspections, the applicant shall notify the Town of Philipstown enforcement official at least 48 hours before any of the following as required by the Stormwater Management Officer:

- (a) Start of construction
- (b) Installation of sediment and erosion control measures.
- (c) Completion of site clearing
- (d) Completion of rough grading.
- (e) Completion of final grading.
- (f) Close of the construction season.
- (g) Completion of final landscaping.
- (h) Successful establishment of landscaping in public areas.

Chapter 150 Streets and Sidewalks

150-4 Fees and deposits.

A. No permit for an operation shall be issued by the Superintendent of Highways until the applicant therefor shall have first paid to the Superintendent of Highways in cash or by check payable to the order of the Town of Philipstown:

(1) A fee of \$30 to cover the cost of issuing the permit, together with a fee for the supervision and the inspection of the operation done in connection therewith, computed by the Superintendent of Highways at the rate of \$1 per square yard of the surface to be disturbed.

(2) A deposit in an amount to be determined by the Superintendent of Highways, computed at the rate of \$10 per square foot of said surface to be disturbed, and if and when machinery is used in connection with an operation and there is the likelihood of damage or injury to areas other than the specific location of the operation, a deposit of an additional amount may be required; said additional amount to be determined by the Superintendent of Highways, computed at the rate of \$10 per square foot of the additional area affected. The minimum deposit shall be \$300. The first \$1,000 shall be cash. The excess may be by surety company bond approved by the Town Board.

Chapter 159 Timber Harvesting and Forest Management

Minor Harvesting:

(159-7-a) Application for Minor Harvesting Permit- \$75.00

Major Harvesting:

(159-7-a) Application for Major Harvesting Permit- \$350.00

Chapter 172 Wood-Fired Furnaces

172-4 Permit required.

No person shall cause, allow or maintain the use of a wood-fired furnace within the Town of Philipstown without first having obtained a permit from the Code Enforcement Officer. Application for a permit shall be made to the Code Enforcement Officer on the forms provided

Chapter 175 Zoning

Proposed Chapter 175 Fee Schedule

Escrow amount – see Chapter 71-3.

Planning Board Fees

1. 175-65 Site Plan Major – \$1000 + \$20 per parking and loading space, + Escrow
2. 175-65 Site Plan Minor - \$300 + Escrow as needed
3. 175-68 D. Amended - \$250 if declared minor + Escrow, as needed
4. 175-68 D. Amended - \$250 if declared major add \$750 + \$20 per parking and loading space, + Escrow
5. 175-62 Special Use Permit & Site Plan Minor - \$500 + Escrow
6. 175-62 Special Use permit & Site Plan Major - \$1500 + \$20 per parking and loading space, + Escrow
7. 175-20 Conservation analysis and Density calculation.- \$500
8. One and Two Family Site Plan more than 3000 square feet – \$300
9. Conservation Board Referral – No Charge
10. Full Environmental Assessment Form for Major Site Plan and or Special Use Permit - \$300
11. Draft Environmental Impact Statement - \$1,000
12. Public Hearing - \$250
13. Final or Conditional Final Approval - \$250
14. Re-approval of Final or Conditional Final Approval - \$250
15. Request for extension of time - \$250
16. Applications requesting a variance – See ZBA Fee Schedule

Chapter 175 Zoning

Proposed Chapter 175 Fee Schedule

Escrow amount – see Chapter 71-3.

Zoning Board of Appeals Fees

1. 175-59 A. Appeal of orders, requirements, decision, interpretations or determinations - \$100 – No Escrow
2. 175-59 C. Use Variance – \$1,000 + \$5,000 Escrow
3. 175-59 D. Area Variance - \$100, per variance requested – No Escrow
4. 175-46 Communication Towers – \$10,000 + \$5,000 Escrow
5. 175-46 C. Collocation - \$5,000 + \$5,000 Escrow
6. 175-10 D. No principal use on a residential lot - \$250 – No Escrow
7. 175-30 E. (2) Solar and wind energy conversion systems - \$250 + Escrow
8. Special Use Permit
 - a) 175-17 Soil Mining - \$500 + Escrow
 - b) 175-62 Special Use Permit Minor - \$500 + Escrow
 - c) 175-62 Special Use permit Major - \$500 + Escrow
 - 1) Conservation Board Referral - \$0
 - 2) Full Environmental Assessment Form - \$300
 - 3) Environmental Impact Statement - \$1,000
 - 4) Public Hearing - \$250
 - 5) Final or Conditional Final Approval - \$250
 - 6) Re-approval of Final or Conditional Final Approval - \$250
 - 7) Request for extension of time - \$250

Chapter 175 Zoning

Proposed Chapter 175 Fee Schedule

Escrow amount – see Chapter 71-3.

Town Board Fees

1. Zoning Amendment by application of property owners - \$500 + (\$5,000)Escrow
2. 175-10 A. Application for “Use” not stated/prohibited by Special Use Permit
\$1000 + (\$5,000)Escrow
3. 175-78 Special Permit Adult Use - \$1000 + (\$5,000)Escrow
4. Conservation Board Referral – No Charge
5. Planning Board Referral – No Charge
6. Zoning Board of Appeals Referral – See ZBA Fee Schedule

Zoning Administration Fees

1. **175-54 B. Zoning Permits**
 - a. 175-34 Excavation, filling, grading and clear cutting - \$200 + \$75 per inspection.
 - b. 175-41 Home Occupation - \$100 + Building Permit fee
 - c. 175-12 C Accessory Apartment - \$100 + Plus Building Permit fee.
 - d. 175-39 Sign – Fee is 2.5% of value of construction, minimum \$100.
2. **175-17 Soil Mining**
 - a. Application/Certificate of Occupancy Chapter 175-17.2 A. - TBD
 - b. Inspection Fee; Bonds; Forms; Chapter 175-17.4 – TBD
3. **Letter of “No Violation Letter”** from Zoning Administrator - \$175.00 per property tax map number;
 - i. 175-61 A. (7) Major Project Special Permits
 - ii. 175-61 B. (7) Minor Project Special Permits
 - iii. 175-65 B. (21) Site Plan Approval