

TOWN OF UNION VALE ESCROW FEE SCHEDULE

In order to ensure that the cost of any Engineering, SEQR Experts, Planning, Legal or other Consultants' Fees incurred by the Town of Union Vale with respect to matters before the Planning Board or Zoning Board or Town Board or any other Town of Union Vale agency or Department (each, individually, a "Board") are borne by the applicants and not the taxpayers of the town, Escrow Funds shall be submitted by the applicants in every instance described herein.

The Town of Union Vale Planning Board, Zoning Board and Town Boards will compute the initial escrow charge in accordance with the following fee schedule. As escrow funds are depleted down to 20% of your initial deposit, you will be asked to replenish your escrow account before being placed on the calendar for the next Board meeting.

Application Type	Initial Amount
Work Session with Planning Board	\$500
Subdivision - Minor (1-4 lots)	\$1500
Subdivision – Major (5+ lots)	\$17,500
Lot Line realignments/adjustment	\$1500
Special Use Permit Only	\$2500
Site Plan:	
Multi-Family Residential (3 or more)	\$1,000 per unit up to 20 units
Commercial (up to 3000 square feet)	\$5,000
Commercial (up to 10,000 square feet)	\$10,000
Variances:	
<u>1. Area</u>	
Residential (per variance)	\$750
Commercial (per variance)	\$1,250
<u>2. Use</u>	\$2,500
ZBA Interpretation (per Interpretation)	\$1,000
Petition for Re-zoning:	
Zoning Law Text Amendment	\$500
Zoning District Map Amendment	\$1,000

Please Note Administrative Fees:

NEWSPAPER PUBLICATION AND CERTIFIED MAILINGS – are all costs paid by Applicants
 MAILING LIST – to be supplied by Planning Board for each parcel.
 Applicants pay \$4.10 for each piece of certified mail (or current USPS rates).

Updated 10/14/2021