



Town of Union Vale

Town Fees - 2018

<u>PLANNING BOARD</u>	<u>APPLICATION FEES</u>	<u>ADDITIONAL DETAILS</u>
Work Session	\$500.00	1 Hour Consultation
Lot Line Realignment:		
Application Fee	\$300.00	
Escrow	Varies	<i>See Escrow Fee Schedule</i>
Special Use Permit	\$250.00	
<u>Subdivisions</u>		
Minor Subdivision (1-4 lots)	\$300.00	Plus \$200.00 per lot
Recreation Fee	\$4,000.00	Per Lot
Escrow	Varies	<i>See Escrow Fee Schedule</i>
Major Subdivisions (5+lots)	\$500.00	Includes Sketch Plan Review
Preliminary Approval	\$350.00	Plus \$300.00 per lot
Final Approval	\$500.00	plus \$300.00 per lot
Escrow	Varies	<i>See Escrow Fee Schedule</i>
Site Plan Review	\$250.00	
Escrow	Varies	<i>See Escrow Fee Schedule</i>
Recreation Fee	\$4,000.00	Multi Family, Apartments, Condos, mobile Homes
Publication of legal notices, Certified Mail, Regular Mail & other ministerial costs	At Town Cost	Direct Bill or Escrow (see escrow fee schedule)

<u>ZONING BOARD OF APPEALS</u>	<u>APPLICATION FEES</u>	<u>ADDITIONAL DETAILS</u>
Area Variance	\$250.00	
Interpretation	\$250.00	\$1000 (escrow)
Use Variance	\$500.00	
Additional Variances (same project & premises)	\$125.00	Per additional Variance
Escrow	Varies	<i>See Escrow Fee Schedule</i>
Publication of legal notices, Certified Mail, Regular Mail & other ministerial costs	At Town Cost	Direct Bill or Escrow (see escrow fee schedule)

<u>TOWN BOARD</u>		
Petition for Rezoning		Escrow Details
Zoning Law text amendment	No new application	\$500.00
Zoning Law Distric Map amendment	No new application	\$1,000.00
Escrow		Assigned by project

(Schedule updated March, 2018)

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 back to its initial deposit amount and will not be placed on the calendar for the next meeting unless and until the account is fully replenished.

Application Type	Initial Amount
Work Session with Planning Board	\$500
Subdivision - Minor (2-5 lots)	\$1500
Subdivision – Medium (6-15 lots)	\$8000
Subdivision – Major (over 16 lots)	\$17,500
Lot Line realignments/adjustment	\$1500
Special Use Permit Only	\$2500
Site Plan:	
Multi-Family Residential	\$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:	
1. Area	
Residential (per variance)	\$750
Commercial (per variance)	\$1,250
2. Use	\$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

First 25 parcels: \$75

Each parcel after 25: \$ 1