# Town of Smithtown

Department of Planning and Community Development

**EFFECTIVE January 1, 2019** Schedule of Fees

## Board of Zoning Appeals

*Pursuant to Sec. 322-81*

**Fees for single-family residential uses**

| | |
|---|---|
| $1,500.00 | Use Variance (per request) |
| $ 200.00 | Area Variance (per request) |
| $1,000.00 | Special Exception (per request) |
| $ 750.00 | Interpretation (per request) |
| $1,000.00 | Certificate of Existing Use (per request) |
| $ 100.00 | Request for Rehearing |
| ***** | Rehearing- Same as original application fee |
| $ 150.00 | Extension of Approval (for 6 months) |
| $ 300.00 | All Other Requests |
| + 50% | Applications to legalize existing uses/ structures (Additional 50% to associated fee) |

**Fees for non-single-family residential uses**

| | |
|---|---|
| $3,000.00 | Use Variance (per request) |
| $ 500.00 | Area Variance (per request) |
| $3,000.00 | Special Exception (per request) |
| $2,000.00 | Interpretation (per request) |
| $2,000.00 | Certificate of Existing Use (per request) |
| $ 300.00 | Request for Rehearing |
| ***** | Rehearing- Same as original application fee |
| $ 300.00 | Extension of Approval (for 6 months) |
| $ 600.00 | All Other Requests |
| + 50% | Applications to legalize existing uses/ structures (Additional 50% to associated fee) |

ENVIRONMENTAL REVIEW FEE
DEW

| | |
|---|---|
| $ 70.00 | Residentially Zoned Land less than 2 acres |
| $ 130.00 | Residentially Zoned Land 2 or more acres |
| $ 70.00 | Non-Residentially Zoned Land less than 1 acre |
| $ 130.00 | Non-Residentially Zoned Land 1 to less than 2 acres |
| $ 275.00 | Non-Residentially Zoned Land 2 to less than 5 acres |
| $ 650.00 | Non-Residentially Zoned Land 5 or more acres |

## Board of Site Plan Review

*Pursuant to Sec. 322-88D.*

| | |
|---|---|
| $ 700.00* | Site Plan/ New (* per acre or any fraction of an acre thereof, + $.50 per square foot of gross floor area) |
| $ 700.00* | Site Plan/ Revision of a site that has CO (*per acre to be modified + $.50 per square foot of the proposed change) |
| $ 250.00* | Site Plan/ Non-Profit Organization including a church (*plus $.50 per square foot of gross floor area) |
| $3,000.00 | Site Plan/ Telecommunication application (Tier 2 or 3) |
| $ 700.00 | Exemption for Telecommunication application (Tier 1) |
| $ 300.00* | Addendum (*per acre to be modified) |
| $1,000.00* | Waiver (*per item requested to be modified) |
| $ 700.00 | Exemption (*plus $.50 per square foot of proposed change) |
| $ 250.00 | Exemption for a Nonprofit organization |
| $ 15.00* | Exemption /Historic renovation of facade in CB District (* per acre of site)+ 50% |
| $1,500.00* | Temporary Certificate of Occupancy Fee (* In addition to Escrow amount) |
| + 50% | Applications to legalize existing uses/ structures (Additional 50% to associated fee) |

SWPPP Fee ENG

| | |
|---|---|
| $ 250.00 | Soil and Erosion review fee for all Site Plans & Exemptions that involve Land disturbance |

ENVIRONMENTAL REVIEW FEE
DEW

| | |
|---|---|
| $ 500.00 | Site Plan Exemption |
| $1,400.00 | Modifications to existing < 1,000 sq. ft. facilities |
| $1,400.00 | Applications involving up to less than 1 acre |
| $1,850.00 | Applications involving 1 to less than 2 acres |
| $2,300.00 | Applications involving 2 to less than 5 acres |
| $3,500.00 | Applications involving 5 to less than 10 acres |
| $5,000.00 | Applications involving 10 to less than 25 acres |
| $8,200.00 | Applications involving more than 25 acres |

## Town Board

*Pursuant to Sec.-94F.*

TC

| | |
|---|---|
| $ 1,000.00* | Petition for re-zoning (*per acre or any fraction of an acre thereof ($15,000 max)) |
| $ 750.00* | Special Exceptions (*per acre or any fraction of an acre thereof ($15,000 max)) |
| $ 3,000.00 | Special Exception for Telecommunication application (Tier 3) |
| $ 900.00* | Request to amend prior decision (*per acre or any fraction of an acre thereof ($15,000 max)) |

ENVIRONMENTAL REVIEW FEE
DEW

| | |
|---|---|
| $ 1,400.00 | Applications involving up to less than 1 acre |
| $ 1,850.00 | Applications involving 1 to less than 2 acres |
| $ 2,300.00 | Applications involving 2 to less than 5 acres |
| $ 3,500.00 | Applications involving 5 to less than 10 acres |
| $ 5,000.00 | Applications involving 10 to less than 25 acres |
| $ 8,200.00 | Applications involving more than 25 acres |

## Planning Board

*Pursuant to Sec.248-9,248-13A(11)*

**Preliminary Application**

| | |
|---|---|
| $ 1,000.00* | Preliminary Application- Residential Zoned Land (* plus $1,000.00 per lot or dwelling) |
| $ 2,000.00* | Preliminary Application- Industrial Zoned Land (* per acre) |
| $ 500.00 | Preliminary Approval Extension (6 months) |

**Final Application**

| | |
|---|---|
| $ 1,000.00* | Final Application-Residential (* plus $1,000.00 per lot) |
| $ 2,000.00* | Final Application-Industrial (* per acre) |
| $ 150.00 | Re-advertising |
| $ 500.00* | Planning Board Variance request (* for each variance request per lot) |
| | * Exception: no fee shall be assessed for those variances granted pursuant to Sec. 248.31 |
| $ 500.00 | Final Approval Extension (6 months) |
| $ 500.00 | Performance Bond Extension (2 years) |
| $ 1,000.00 | Waiver (Bond Requirements) |
| $ 10.00* | 280A Application (* per linear foot of unimproved street) |
| $ 500.00 | Lot Line Amendment |
| $ 1,200.00 | Special Exception for Telecommunication application (Tier 2) |

SWPPP Fee ENG

| | |
|---|---|
| $ 250.00 | Soil and Erosion review initial fee |

ENVIRONMENTAL REVIEW FEE
DEW

Residential zoned land

| | |
|---|---|
| $ 1,100.00 | Applications involving up to less than 1 acres |
| $ 1,650.00 | Applications involving 1 to less than 4 acres |
| $ 2,100.00 | Applications involving 4 to less than 7 acres |
| $ 2,550.00 | Applications involving 7 to less than 10 acres |
| $ 3,500.00 | Applications involving more than 10 acres |

Commercial/ Industrial zoned land

| | |
|---|---|
| $ 1,650.00 | Applications involving up to less than 2 acres |
| $ 2,300.00 | Applications involving 2 to less than 5 acres |
| $ 3,500.00 | Applications involving 5 to less than 10 acres |
| $ 5,000.00 | Applications involving more than 10 acres |

## LWRP

*Pursuant to Sec.151-18*

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|---|---|
| $ 250.00 | Consistency review fee for residential zoned property |
| $ 500.00 | Consistency review fee for business or industrial zoned property |

## Miscellaneous Services

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|---|---|
| $25.00 | Building Zone Map (Color- 36" x 36") |
| $5.00 | Town Street Map (B&W) |
| $0.50/each | Photocopy (Per Page) |
| $10.00/ page | Copies of plans off large copier |
| $5.00 | Aerial (Color) 8.5" x 14" (for Special Exceptions and Zone Changes) |

All other sizes are price upon request!

Revised 12/28/18