

TOWN OF WALLKILL PLANNING BOARD
SCHEDULE OF FEES
Adopted by Town Board Resolution 10/28/2010

RESIDENTIAL -	Lot Line change and Minor S/D – (3 lots or less)
Single family	\$250.00 pls \$50.00 per each additional lot
Multi family	Major S/D (4 lots & above)
Apts. Condos, etc.	\$500.00 for first 4 lots and \$50.00 each additional lot

NON –RESIDENTIAL & RESIDENTIAL SITE PLAN/SPECIAL USE PERMIT	
Existing Space	\$250.00 plus the following if applicable
	\$.15 s.f. up to 10,000 s.f.
	.05 s.f. from 10,001 to 100,000 s.f.
	.01 s.f. above 100,001 s.f.
New Construction	\$500.00 plus the following if applicable
	.15 s.f. up to 10,000 s.f.
	.05 s.f. from 10,001 to 100,000 s.f.
	.01 s.f. above 100,000 s.f.

Survey Monument Fees (Local Law #4 of 1989)

- \$135.00 per Unit or Lot –
1. Subdivisions – one unit equals one approved subdivision lot.
 2. Multiple Family Development – one unit equals each individual Condominium, Townhouse, Apartment, or Dwelling unit approved.
 3. Industrial, Commercial office or other such use – one unit shall equal 2,000 sq. ft. of building area approved.

Recreation Fees (Section 249-34 Town Zoning Code) Local Law #1 of 2005

For all developments and subdivisions, other than two lot minor subdivisions, if the Planning Board has required the incorporation of recreation fees by the developer on the site, the parkland fee shall be \$1,250.00 per unit or lot. If the Planning Board has not required the incorporation of recreation facilities by the developer on his site, the parkland fee shall be \$2,500.00.

Inspection Fee (Section 249-42)

The owner/developer is responsible for payment of all inspections, as built and related costs. Initially, an inspection fee of 4% of the amount of the construction costs shall be paid to the town prior to the time that the Chairman of the Planning Board signs the final plat or the start of any site improvement work.

PUBLIC HEARING FEE - \$150.00 (Mailing label cost to be calculated by Assessors Office)

Contribution to Traffic Mitigation

Industrial & Office	\$1.00 sq. ft.
Warehouse	.50 sq. ft.
Retail	2.00 sq. ft.
Enclosed Malls	3.50 sq. ft.
Hotels/Motels	.75 sq. ft.
Apartments and Subdivisions	500.000 per unit

Extension Request Fees	- Subdivision	\$ 50.00
	- Site Plan/SUP	\$ 100.00

Adopted by Town Board Resolution #160 of 2012

Town of Walkill Planning Board Escrow Fees

ENGINEERING AND CONSULTANT FEES WITH THE TOWN ENGINEER AND/OR LANDSCAPE ARCHITECT ARE BILLED DIRECTLY TO THE APPLICANT. THESE FEES INCLUDE WORKSESSIONS AND/OR INSPECTION FEES IF APPLICABLE AND ARE NOT INCLUDED IN THE APPLICATION FEES. PLEASE REFER TO THE ESCROW SCHEDULE BELOW:

*******Procedure for establishing Escrow Account for payment***** of Consultant Review Fees**

Upon application to the Planning Board for any action or approval required in accordance with the procedures set forth by Town Law, the applicant shall post with the Town of Walkill a deposit to cover all engineering/planning consulting and/or attorney fees deemed necessary by the Planning Board. This fee must be submitted to the Secretary of the Planning Board preferably before, but no later than the day of the initial scheduled work session for the project. Amount shall be as follows:

Consulting Escrow	(Adopted by Town Board Resolution 10/28/2010)
A. Residential Subdivisions:	\$400.00 per lot up to 4 lots/\$100.00 for each additional lot
B. Lot Line Changes	\$400.00 minimum or such amount as deemed by Town Engineer
C. Multi-Family S/P	\$100.00 per unit up to forty units/25.00 for each additional unit
D. Commercial Subdivision	\$1,000.00 per lot up to 4 lots/200.00 for each additional lot over
E. Site Plan/Special Use Permit Applications -	\$1,000.00 minimum
	Or up to a maximum of \$2000.00
	As deemed appropriate at the time of application.
Attorney Escrow	(Adopted by Town Board Resolution # 14 of 2012)
A. Residential Subdivisions:	\$350.00 per lot up to 4 lots 425.00 for lots 5 thru 9 750.00 for lots 10 or more
B. Lot Line Changes	\$350.00
C. Multi Family/SP	\$250.00 for 1 st 4 units \$425.00 for units 5 thru 9 \$750.00 for 10 or more units
D. Commercial S/D	\$350.00 for the 1 st 4 Lots \$425.00 for lots 5 thru 9 \$750.00 for 10 or more
E. Site Plan/SUP	\$750.00

Your application is NOT deemed complete until all applicable fees have been paid in full. The consultants will bill the time for their services against the deposit in our Escrow Account. If your Escrow Account has a negative balance, then the Planning Board has the right to suspend review of your application, and you agree that its doing so will not entitle you to a default approval. Your escrow balance must be kept at a minimum of 40% of the original escrow deposited at all times to remain on any Planning Board schedule or review.

TOWN OF WALLKILL PLANNING BOARD APPLICATION

DATE _____ APPLICATION _____

FEE _____ PAID _____ TAX MAP _____

ESCROW _____ PAID _____

1. _____
Name of Owner /Applicant Phone No.

_____ Mailing Address

2. _____
Name of Applicants Representative Phone No.

_____ Mailing Address

3. Location of Proposed Application and nearest cross street _____

4. Description of Proposed Use _____

*****PLEASE ADVISE ASSESSOR’S OFFICE OF ANY NEW ROAD NAMES BEING PROPOSED FOR 911 PURPOSES.**

12. Public Hearing Required ___ Yes ___ No

13. ARE YOU CONSIDERING A CONSERVATION SUBDIVISION? YES ___ NO ___

APPLICANTS SIGNATURE _____

E-MAIL(Contact Person) _____ :

You must print and submit Environmental Assessment Form - follow this link to complete and submit a paper copy with the application:

www.dec.ny.gov/eafmapper

Plan Submittal For Worksessions:

PLEASE SUBMIT 2 PAPER COPIES AND A PDF OF THE MAP AND THE EAF. \$200.00 FEE

For Meetings:

PLEASE SUBMIT 10 SETS OF SIGNED/SEALED COPIES WITH EAF ATTACHED TO EACH AND EMAIL A PDF OF THE PLAN AND EAF TO planning@townofwallkill.com, SUBMITTAL DATE IS 15 DAYS PRIOR TO THE MEETING. ALL PLANS MUST BE FOLDED. CALL 845-692-7814 IF YOU NEED ASSISTANCE.

For Signature by Chairman

PLEASE SUBMIT 4 COPIES OF THE SIGNED AND SEALED MAP AND A PDF BY EMAIL. A COST ESTIMATE SHOULD BE PROVIDED FOR REVIEW AS WELL AS ANY OTHER AGREEMENTS (SWWP, GREASE TRAP, DEVELOPERS AGREEMENTS, ETC.)

OWNERS ENDORSEMENT

COUNTY OF ORANGE
STATE OF NEW YORK

_____ being duly sworn, deposes and
says that he/she resides at _____
in the County of _____ and State of _____ and that he is the
owner in fee or _____ of the _____
OFFICIAL TITLE
_____ Corporation which is the owner
in fee of the premises described in the foregoing application and that he has authorized
_____ to make the foregoing application for
approval as described herein.

Sworn before me this day of 2015

NOTARY PUBLIC

OWNERS SIGNATURE

APPLICANT DISCLOSURE FORM – ORANGE COUNTY, NY REVIEW UNDER SECTION 239-M OF GENERAL MUNICIPAL LAW

The following is information relative to the below named project which is presently pending before the _____ (City/Town/Village) of _____ (Planning/Zoning/City/Town/Village) _____ Board.

Title of Project: _____

Municipality: Town/Village/City of _____

(underline one of above)

Nature of Owner or Owners (LLC, Corporation, Partnership, Joint Venture, natural person, professional corporation or other type of business entity or combination of the above):

The names of the Members, Officers, Shareholders, Directors, Beneficial Owners owning at least five percent of the Stock or Membership or Partnership Interest or Beneficial interest in the project are:

TO BE COMPLETED ON ALL COMMERCIAL SITE PLAN APPLICATIONS

Irrevocable Permission

TO: The Town of Wallkill
99 Tower Drive - Building A
Middletown, NY 10941

_____ (name), I reside at _____

- o I am the owner of _____ (property address),
which is designated on the Tax Maps as Section: _____ Block: _____ Lot: _____
- o I am the _____ (position), of _____
_____ (name of corporation), who is the owner of
_____ (property address), which is designated on
the Tax Maps as Section: _____ Block: _____ Lot: _____

On behalf of the owner of the above-referenced property, permission is hereby given to the Town of Wallkill to perform such inspections and/or patrols as the Town of Wallkill deems, in its sole discretion to be reasonably necessary, of the public areas of the above-referenced property.

Said inspections and/or patrols of the public areas can be performed without notice or pre-conditions as the Town of Wallkill considers appropriate under the circumstances.

Said inspections and/or patrols can be performed by any authorized person acting for the Town of Wallkill, including its police officers, code enforcement personnel, and/or its parking enforcement patrol personnel.

The permission granted hereby is in addition to any other right the Town of Wallkill has to inspect the property, and it is not in limitation thereof. This permission shall not be revoked so long as the property is used and operated in the Town of Wallkill that is open to the public and/or pursuant to an approved site plan or special use permit.

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the _____ day of _____, 201_, before me, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Notary Public