

**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)**  
**\$250.00 pls \$50.00 per each additional lot**  
**Major S/D (4 lots & above)**  
**\$500.00 for first 4 lots and \$50.00 each additional lot**

**NON –RESIDENTIAL SITE PLAN/SPECIAL USE PERMIT**

<b>Existing Space</b>	<b>\$250.00 plus the following if applicable</b>
	\$ .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.
<b>New Construction</b>	<b>\$500.00 plus the following if applicable</b>
	.15 s.f. up to 10,000 s.f.
	.05 s.f. from 10,001 to 100,000 s.f.
	.01 s.f. above 100,0001 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**

**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

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

*Adopted by Town Board Resolution #160 of 2012*

## **Town of Walkkill Planning Board**

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

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### **\*\*\*\*\*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 Walkkill 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:

<b>Consulting Escrow</b>	<b>(Adopted by Town Board Resolution 10/28/2010)</b>
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.

<b>Attorney Escrow</b>	<b>(Adopted by Town Board Resolution # 14 of 2012)</b>
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 <sup>st</sup> 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 <sup>st</sup> 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.***

**TOWN OF WALLKILL PLANNING BOARD APPLICATION**

DATE \_\_\_\_\_ APPLICATION \_\_\_\_\_

FEE \_\_\_\_\_ PAID \_\_\_\_\_ TAX MAP \_\_\_\_\_

ESCROW \_\_\_\_\_ PAID \_\_\_\_\_

1. \_\_\_\_\_  
Name of Owner (see owner endorsement) Phone No.

2. \_\_\_\_\_  
Mailing Address

3. \_\_\_\_\_  
Name of Applicant Phone No.

4. \_\_\_\_\_  
Mailing Address

5. \_\_\_\_\_  
Name of Applicants Representative Phone No.

6. \_\_\_\_\_  
Mailing Address

7. Location of Proposed Application and nearest cross street \_\_\_\_\_

8. Description of Proposed Use \_\_\_\_\_

9. Subdivision \_\_\_\_\_ Zone \_\_\_\_\_ Minimum Lot Size Required \_\_\_\_\_

Square Footage: Lot 1 \_\_\_\_\_ Lot 2 \_\_\_\_\_ Lot 3 \_\_\_\_\_

Acreage: Lot 1 \_\_\_\_\_ Lot 2 \_\_\_\_\_ Lot 3 \_\_\_\_\_

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

10. Site Plan \_\_\_\_\_ Zone \_\_\_\_\_ Minimum Lot Size Required \_\_\_\_\_

Proposed Lot Size \_\_\_\_\_ Minimum Building Size Required \_\_\_\_\_

Proposed Bldg Size \_\_\_\_\_ Parking Space Required \_\_\_\_\_ Parking Space Proposed \_\_\_\_\_

#Apartments \_\_\_\_\_ #Attached Homes \_\_\_\_\_

Density \_\_\_\_\_

11. Home Occupation \_\_\_\_\_ Zone \_\_\_\_\_ % of Floor Space \_\_\_\_\_

Required Parking Spaces \_\_\_\_\_ Proposed Parking Spaces \_\_\_\_\_

12. Public Hearing Required \_\_\_ Yes \_\_\_ No

Public Hearing Date \_\_\_\_\_

13. **ARE YOU CONSIDERING A CONSERVATION SUBDIVISION?** YES \_\_\_ NO \_\_\_

APPLICANTS SIGNATURE \_\_\_\_\_

**PLEASE SUBMIT 12 SETS OF SIGNED/SEALED COPIES AND EMAIL A PDF OF THE PLANS  
TO [planning@townofwallkill.com](mailto: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.**

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        200

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
OWNERS SIGNATURE



**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres		
b. Total acreage to be physically disturbed?		_____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**RESET**