TOWN OF LLOYD DEVELOPMENT FEE SCHEDULE **21-May-14**

This Fee Schedule is established in order to ensure that the costs of any engineering, environmental, planning, legal, inspection or other fees or costs incurred by the Town of Lloyd with respect to matters brought before the Planning Board, the Zoning Board of Appeals, Town Board or any Town departments are to be borne by the Applicant.

Upon the filing of any application or any application for a permit, the Applicant shall pay or deposit with the Town a sum of money calculated in accordance with the fee structure as described below. In the case of Site Plan or Subdivision approval, the fee shall be calculated at the time of approval of the Site Plan or Subdivision, and all fees must be paid to the Town before the Town signs the plat or maps.

All Bonding for improvements must be in place before the Site Plan or Subdivision Plat is signed

All fees described below are to be paid at the Building Department, using checks, money orders, or, when less than seventy-five (75) dollars, cash. Checks should be made out to the Town of Lloyd.

The Town shall not schedule an Applicant for appearances before any of the Boards to discuss any application or process any permit application until the appropriate fees are paid in full and required escrow accounts are up to date.

A Certificate of Occupancy shall not be issued unless all fees incurred by the Applicant's project have been paid in full to the Town.

This Fee Schedule may be revised from time to

SECTION		FEE	When Due
1			
1.1	Site Plan Application: All Structures, Commercial and Residential, and Uses	$1,000.00 up to 5,000 sq. ft. of floor area + $200 per 1,000 sq. ft. over 5,000 sq. ft. of floor area.	Upon Application

1.2	Parking in Commercial Zones	$50 per site plan approved required parking space (fee applicable at time of site plan approval).	Before Site Plan signed by Town
2			
2.1	Subdivisions Application	$100 per lot	Upon Application
2.2	Lot Line Revision Application	$200 per submission	Upon Application
3	**Recreation Fees**		
3.1	Single-Family Homes, Apartments, Condominiums, Cooperatives	$2,500 per new dwelling unit (fee calculated based on time of approval)	Before site plan or subdivision plat signed by Town
3.2	PUD, PRD, TND, MUD, other overlay zones as incorporated	$2,500 per dwelling unit (50% for Recreation Department, 25% for Rail Trail, 25% for Bob Shepard Waterfront Park)--dwelling units shall include but not be limted to apartments, condominiums, attached or detached homes, convalescent and long term care rooms, in-patient long term care rooms. (fee calculated based on time of approval)	Before site plan or subdivision plat signed by Town
4			
4.1	Residential Variances (ZBA)	$100 + $15 per dwelling unit	Upon Application
4.2	Commercial/Industrial Variances (ZBA)	$300 plus $45 per 1,000 sq ft of building area	Upon Application
4.3	Soil Mining Variances (Town Board)	$600 plus $200 per acre or part thereof	Upon Application
4.4	Special Use Permit (Planning Board)	$300	Upon Application
4.5	Rezoning (includes PUDs,PRDs, MUDs and TNDs filing for application/petition) (Town Board)	$2,500 plus $500 per acre or part thereof	Upon Application
4.6	Interpretation of the Zoning Code	$200.00	Upon Application
4.7	Appeal as an Aggrieved Person(s)	$200.00	Upon Application

4.8	Environmental Review (by any Board performing such review):		
	Review of EAF, DEIS & FEIS documents as prepared by an Applicant and submitted to the Town, including preparation of Environmental Review Documents and Review of Impacts addressed under SEQRA will be charged if the services of a private consultant, as appointed by the Town Board, are required	The actual cost of review may be charged up to 2% of project cost, as stipulated by NYCRR 617.17 as may be amended; an escrow account will be established for the purpose of this review as authorized by Town Code Article IV, Section 100-8(F)(2)	
SECTION		**FEE**	
5	**Inspections for Site Improvements / Building Dept, Highway Dept & Water/Sewer Dept, as appropriate : Residential Developments, Commercial Developments, Industrial Developments, PUDs and PRDs**	A designated construction fee account shall be used to cover the cost incurred by the Town in conducting inspection of construction as it progresses until all work is completed and/or a final Certificate of Occupancy is issued. The Building Department is responsible for the construction fee account. A construction fee account in the amount determined necessary by the Town Engineer but not in excess of 10% of the Performance Bond {see Performance Bond Table-9/10/08} shall be computed at the time of the Preconstruction Conference. The amount will be paid in three equal installments as necessary to cover the cost of the inspections made & conducted by the Town, with the first installment paid prior to the start of any construction activity. The first installment is not returnable to the applicant. Any unused amounts from the second, third or subsequent installments will be returned to the appropriate party.1 1 Revised 09/12/2007. Revised 12/11/08	

5.1	**Performance Bonds**	An amount to be used by the town to cover the costs of unbuilt site improvements. The total amount shall be determined by a person designated by the Town Board using the Table of Rates for Computing Total Amount of Performance Bonds adopted 9-10-08. A 1.5 multiplier will be applied to the total amount using the above table to determine the total amount of bonding required (adopted 10/8/08)	
6	**Building Permits**		
6.1	Accessory Structures	($25 Minimum)	Upon application for permit
	• Fence - residential	$40	Upon application for permit
	• Fence - commercial	$75	Upon application for permit
	• Signs, Residential	$50	Upon application for permit
	• Signs, Commercial	$100 Flat plus $1.25 per square foot	Upon application for permit
	• Pools, Above Ground	$50	Upon application for permit
	• Pools, In Ground	$200	Upon application for permit
	• Sheds, Prefabricated Drop-off	$40	Upon application for permit
	• Sheds, Constructed on Site	$75	Upon application for permit
	• Porches and Decks, open	$0.30 per square foot	Upon application for permit

	• Porches and Decks, covered	$0.40 per square foot	Upon application for permit
	• Porches and Decks, enclosed	$0.40 per square foot	Upon application for permit
	• Garages	$0.40 per square foot	Upon application for permit
6.2	Alterations (Interior)		Upon application for permit
	• Residential (Kitchens, Bathrooms, Rec-room, etc.)	$0.30 per square foot	Upon application for permit
		$50.00 minimum fee	Upon application for permit
	Commercial	$0.50 square foot (total work area)	Upon application for permit
		$200.00 minimum fee	Upon application for permit
6.3	Additions		Upon application for permit
	Residential	$0.50 per square foot	Upon application for permit
6.4	New Construction- Single Family		
	Finished Areas	$0.40 per square foot	Upon application for permit
	Unfinished Areas	$0.25 per square foot	Upon application for permit
	New Construction – Commercial	$0.50 per total square foot	Upon application for permit
		Minimum $200.00	

	New Construction-Agricultural Non-residential agricultural use building in an agricultural zone	$0.20 square foot	Upon application for permit
		Minimum $200.00	
6.5	Change of Tenant (no construction involved)	$50.00	Upon application for permit
6.6	Electrical Installations and Additions (no construction involved) Service upgrades, additional wiring, switches, outlets, etc.		
	Residential	$50.00	Upon application for permit
	Commercial	$100.00	Upon application for permit
	Solar Panel Install	$100.00	
6.7	Heating Equipment Installation (Furnaces, boilers, fireplaces, woodstoves, etc.) *not covered		
	New Installations	$50.00	Upon application for permit
	Replacements	$50.00	Upon application for permit
7			
7.1	Driveway Permit, where no curbs exist (asphalt concrete apron required at all driveways from road edge of pavement to highway taking line)	$100	Upon application for permit
7.2	Driveway Permit, where curb cut is required (concrete apron required at all driveways where curbs exist)	$20 per ft of curb cut	Upon application for permit

7.3	Street Opening Permit (installation of and connection to existing utilities within dedicated right of way)	$100 + $100 per sq yd of disturbed pavement area	Upon application for permit
7.4	Blasting Permit	$100 for every 30 days	Upon application for permit
7.5	Research for Certificate of Occupancy & Violations Search	$100	Upon application for permit
7.6	On-Site Inspection for Certificate of Occupancy & Violations Search	$200	Upon application for permit
7.7	Demolition--Residential	$100 per story per building	Upon application for permit
7.7.1	Demolition--Commercial	$500 per story per building	Upon application for permit
7.8	Reinspection	$50	Upon application for permit
7.9	Amendment to Permits	$50 per amendment	Upon application for permit
7.10	Failure to Obtain Permit	$300.00 plus permit fee	Upon application for permit
7.11	Expired Permit	2 x Permit Fee	Upon application for permit
7.12	Extension of Permit, 1 year only	½ of Permit Fee	Upon application for permit
7.13	Topsoil and Excavation/Fill/Grading Permits	$100 + $500 per acre over 1 acre	Upon application for permit
7.14	Residential SWPPP review (for one and two family dwellings)--Larger SWPPPs will require escrow accounts to be set up	$100.00	Before review of SWPPP

	Fire Safety Inspections		
7.15	Multi-Family Residential Inspections		
	Multi-family dwellings, year-round		
	Residence (2-10) units	$75.00	Before Inspection
	Multi-family dwellings (10 or more units)	$150.00	Before Inspection
	Hospitals, Nursing Homes, Healthcare Facilities	$175.00	Before Inspection
	Transient Housing (hotels, Motels, Boarding Houses, Bed and Breakfast		Before Inspection
	Up to 10 Units	$75.00	Before Inspection
	More than 10 Units	$150.00	Before Inspection
7.16	Before or After Hours Inspection Fee	$150.00 per inspector, up to 4 hours	
	To accommodate homeowners or contactors with time constraints or construction schedules requests for special inspections must be made in advance		

7.17	Places of Public Assembly	Annual Inspections	
	Costs will cover posting, annual inspections, etc.		
	50-100 persons	$75.00	Before Inspection
	100-300 persons	$100.00	
	301-600 persons	$150.00	Before Inspection
	601-1000 persons	$200.00	
	1000 or more persons	$350.00	Before Inspection
	Burn Permits		
7.18	Burn Permits **Subject to conditions and Fire Department approval		Before Issuance of Burn Permit
	One-Time Permit (two weeks)	$5.00	
	Seasonal Permit (three months)	$25.00	
8			
8.1	**Flood Plain Permit**		Upon application
	Verifiable construction cost		
	• $0 - $20,000	$50	
	• $20,000 - $50,000	$75	
	• $50,000 - $150,000	$100	
	• $150,000 or more	$200	
9	**GIS Data Requests**		
	Production of GIS maps/map layers		
9.1	Copies 8.5" x 11" or 8.5" x 14"	$5 per copy	
9.2	Copies larger than 8.5" x 14" (requires use of large format printer	$10 per copy	
9.3	Special order map production (requires special features such as overlays)	$45 per copy	

10	**Miscellaneous**		
10.1	Fees are not refundable		
10.2	Escrow accounts will be adjusted and refilled as the need arises.		
11	**Exceptions**		
11.1	Section 281, Cluster Developments, will be subject to subdivision fees but not site plan review fees		
11.2	Applicant for both site plan approval and special use permit approval shall pay only the larger of the two application fees and shall be exempt from payment of the smaller of the two fees		
11.3	Charitable, educational and municipal organizations, including IRS 501C3 organizations as granted by the Town Assessor, are to pay ½ the value of the fees quoted herein		

12 Escrows for Planning Board Review.

12.1	**Lot Line realignment/revision**	**Initial Deposit: $250 per lot / Minimum Reserve $100**	Upon application
12.2	**Subdivision: per lot**	**Initial Deposit: $250 per lot / Minimum Reserve $100**	Upon application
12.3	**Special Use Permits**	**Initial Deposit: $200 per lot / Minimum Reserve $100**	Upon application
12.4	**Site Plans: Square footage of built and disturbed areas**		Upon application
	Pre-application Conference	**$500.00**	Upon application
	Up to 1,000 sq. ft.	**Initial Deposit $2000 / Minimum Reserve $200**	Upon application
	1,001 to 10,000 sq. ft	**Initial Deposit $7500 / Minimum Reserve $500**	Upon application
	10,001 and over	**Initial Deposit $15,000 / Minimum Reserve $2000**	Upon application
			Upon application

	WBOD Site Plan Review for residential and non-residential accessory structures that would not trigger full site plan review	**Initial Deposit $200 / Minimum Reserve $100**	Upon application
			Upon application
12.5	**Rezoning / Overlay Zone**		Upon application
	Preapplication Conference	**Initial Deposit $1500 / Minimum Reserve $200**	Upon application
	Town Board Review--all overlay and rezoning applications:		Upon application
	Concept and Sketch Plan Review		Upon application
	Up to 20 acres	**Initial Deposit $10,000 / Minimum Reserve $2000**	Upon application
	20-100 acres	**Initial Deposit $20,000 / Minimum Reserve $3000**	Upon application
	Over 100 acres	**Initial Deposit $30,000 / Minimum Reserve $5,000**	Upon application
			Upon application
	Town Board Review—all overlay and rezoning applications: Final development review		Upon application
	Up to 20 acres	**Initial Deposit $10,000 / Minimum Reserve $2000**	Upon application
	20-100 acres	**Initial Deposit $20,000 / Minimum Reserve $3000**	Upon application
	Over 100 acres	**Initial Deposit $30,000 / Minimum Reserve $5,000**	Upon application
	The above amounts are in addition to any fees due under Section 4.8 of this schedule of fees		

Note: References to Fee Schedule as described in Town of Lloyd Town Code:

1. Zoning Board of Appeals: Article XXXI,

2. Planning Board: Article XXXII, Section 100-

Adopted by the Town of Lloyd Town Board on August 9, 2006, Revision 09/12/2007, Revision 2/13/2008 Revision 1/7/2009; Revision 3/11/2009; Revision 10/14/2009; Revision 01/06/2010;

Table of Rates for Determining Performance Bond Rates

SECTION	DESCRIPTION	FEE
1	Roadway Construction	
1.1	Clearing and Grubbing	$5,600.00 per acre
1.2	Erosion & Sedimentation Control	$1,00.00 per acre
1.3	Rough Grading	$20.00 per lineal foot
1.4	Excessive Cuts and Fills (over 5 feet)	$20.00 per cubic yard
1.5	Rock Excavation	$100.00 per cubic yard
1.6	Shaping Shoulders and Ditches (per foot of ditch line)	$10.00 per lineal foot
1.7	Armour Coat (oil and stone)	$7.00 per lineal foot
1.8	Wearing Course (asphalt concrete)	$15.00 per square yard
1.9	Binder Course (asphalt concrete)	$25.00 per square yard
1.1	Concrete Curbing	$25.00 per lineal foot
1.11	Concrete Sidewalks	$30.00 per square yard
1.12	Asphalt Sidewalk	$20.00 per square yard
1.13	Box Beam Guide Rail	$35.00 per lineal foot
1.14	W-Beam Guide Rail	$21.00 per lineal foot
1.15	Street Name and Traffic Signs	$200.00 each sign with post
1.16	Concrete Monuments	$400.00 each
1.17	**Street Lights**	$3,000.00 each
1.18	Traffic Signals	Actual Cost of Construction
2	Landscaping	
2.1	Street Trees	$350.00 each
2.2	**Topsoil & Seed**	$15,000.00 per acre
2.3	Rip Rap	$35.00 per square yard
3	Stormwater Control Facilities	
3.1	**Detention Ponds**	$2.00 per cubic foot of detention volume
3.2	**Pretreatment Ponds, Micropools**	$2.00 per square foot of treatment area
3.3	Pretreatment Structures	$3,500.00 per structure/module
4	Storm Drain Pipe	
4.1	15" Round or 18" x 11" Oblate	$30.00 per lineal foot
4.2	18" Round or 22" x 13" Oblate	$32.00 per lineal foot
4.3	24" Round or 29" x 18" Oblate	$36.00 per lineal foot
4.4	30" Round or 36" x 22" Oblate	$42.00 per lineal foot

4.5	36" Round or 43" x 27" Oblate	$53.00 per lineal foot
4.6	48" Round or 58" x 36" Oblate	$75.00 per lineal foot
4.7	Aluminized Steel Flared End Section	$400.00 each
	Rates for pipe over 48" in diameter for concrete culverts and for bridges shall be established by the Town Engineer and Town Highway Superintendent.	
5	Catch Basins	
5.1	Up to 5 feet in depth	$1,000.00 per basin
5.2	**For each additional foot to 10 feet**	$200.00 per foot
5.3	For each additional foot over 10 feet	$250.00 per foot
6	**Manholes**	
6.1	**Up to 6 feet in depth**	$200.00 per foot
6.2	For each additional foot over 6 feet	$240.00 per foot
7	Concrete Headwall	
7.1	**For each cubic yard (or fraction thereof)**	$450.00
8	Water Main	
8.1	8" Ductile Iron, CL52, Cement Lined	$45.00 per lineal foot
8.2	10" Ductile Iron, CL52, Cement Lined	$50.00 per lineal foot
8.3	12" Ductile Iron, CL52, Cement Lined	$55.00 per lineal foot
8.4	**Hydrant with Shut-Off Valve**	$3,000.00 each
8.5	Valve, In-Line, any size	$2,000.00 each