

# Town of Somers

WESTCHESTER COUNTY, N.Y.

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## PLANNING AND ENGINEERING FEE SCHEDULE FOR 2011

### *Land Development*

APPLICATION/ACTIVITY	FEE
Abbreviated Approval Process §150-15 <i>Fee to be credited to Preliminary Subdivision Application if abbreviated approval is found to be inappropriate</i>	\$250.00
Sketch Plan Review (Subdivision) §150-11B	\$300.00
Preliminary Subdivision Approval §150-12	\$400.00 each Lot ;and <i>If applicable environmental fees and establishment of escrow accounts should be included (See Environmental Fees and Escrow Accounts Tables below.)</i>
Final Subdivision Approval §150-13 <i>Minimum application fee</i>	\$150.00 each Lot \$600.00; <i>If applicable, environmental fees and establishment of escrow accounts should be included. (See Environmental Fees and Escrow Accounts Tables below.)</i>
Sketch Plan Review (Site Plan) §170-114B	\$300.00
Site Plan Approval §170-114C	\$500.00 base fee; plus \$50.00 per 1,000 square feet or part thereof ; plus \$25.00 per each new or relocated Parking Space <i>If applicable environmental fees and establishment of escrow accounts should be included. (See Environmental Fees and Escrow Accounts Tables below.)</i>

Site Plan Approval-Scenic Resource §138	\$100.00
Special Use Permit (Wireless) §170-129.8j	\$300.00
Recreation Fee §55	\$11,500.00 per each newly created Lot

***Environmental Fees<sup>1</sup>***

<b>APPLICATION/ACTIVITY</b>	<b>FEE</b>
Environmental Determination regarding regulated environmentally sensitive lands	\$50.00
Flood Plain Area §102	\$200.00
Groundwater Protection Overlay District Permit §170-32	\$200.00
Tree Removal §156	\$50.00 for the first 5 trees removed, plus \$15.00 for each additional tree removed.
<b>APPLICATION/ACTIVITY</b>	<b>FEE</b>
Alteration of Wetlands §167	\$200.00 minimum fee; plus \$100.00 per 5,000 square feet of regulated area or proposed portions thereof to be disturbed.
Alteration of Steep Slopes §148	\$150.00 minimum fee; plus \$75.00 per 10,000 square feet of regulated area or proposed portions thereof to be disturbed.
Stormwater Management and Erosion and Sediment Control §93	\$100.00 for disturbances of five thousand (5,000) square feet and/or for the placement or removal of 50 cubic yards of soil; plus \$500 for each additional acre of disturbance.

***Staff/Consultant/Review Fees***

Town Planner Review Fee	\$95.36 per hour
Principal Engineering Technician	\$89.18 per hour
<p><b>A maximum fee estimate to be approved by each applicant will be provided for each application.</b></p> <p><b><i>Escrow Accounts are to be established as part of the application, prior to the first appearance before the Planning Board</i></b></p>	
Subdivision Applications	\$3,500 per lot
Site Plan Applications	
<1 Acre of Disturbance	\$4,000.00
>1 Acre of Disturbance	\$6,000.00

<sup>1</sup> Fines assessed by the approval Authority for work done without a permit shall be equal to double the permit application fee. Those persons that choose to restore the area that is the subject of a notice of violation are required to pay double the application fee as a fine for the violation.

Environnemental Permit Applications (non-administrative)	Escrow amount to be determined prior to appearance before Planning Board.
*Escrow accounts shall be replenished when they are down to 1/3 of the original dollar amount established for the project.	

**Other Fees**

<p>Inspection and Engineering Fee:</p> <p>Applicants for all subdivision, site plan and alteration of wetlands which involve the construction of new streets or other improvements such as but not limited to parking areas and drainage control facilities shall be required to pay an engineering and inspection fee.</p>	<p>Engineering and inspection fees shall be equal to:</p> <p>A. 5% of the amount of the Performance Bond as determined by the Planning Board to ensure the completion of such improvements <sup>(*See Note)</sup>; or</p> <p>B. 5% of the estimated cost of construction of said improvements as determined by the Planning Board, where a Performance bond is waived or not regulated <sup>(*See Note)</sup>.</p>
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*\*Note (inspection and engineering fee)*

1. *If the actual costs incurred by the Town in conducting inspections exceed the amount as calculated above, the applicant shall pay an additional fee equal to the amount of actual costs that exceed the payment previously made.*

2. *Such fee is payable prior to the initiation of any construction operations and whether or not the applicant elects to actually post such bond with the Town. Such fee shall be used to cover costs incurred.*

Tax Map and Planimetric Disk/Drawing	\$30.00 each
Topographical Disk/Drawing	\$30.00 each
Labor Surcharge if extensive file search requirements exist (subject to the discretion of the department head)	\$40.00 per hour