

**Town of Wappinger  
Planning Board and Zoning Board of Appeals  
CURRENT FEE SCHEDULE  
2023**

**PLANNING DEPT. FEES**

**Subdivision Fees:**

**Subdivision Application Fee:** \$1500, plus \$250 per lot.

**Recreation Fee:** For 1 - 9 lots, \$5,000.00 per lot;  
For 10 or more lots, the Planning Board shall determine whether to require the reservation of land or payment of \$5,000.00 per lot.

**Lot Line Realignment:** \$500 plus escrow

**Lot Consolidation:** \$500 plus escrow

**Site Plans:**

**Site Plan Application Fee:** \$1500, plus \$250 per 1000 sq. ft. of gross floor area of the building, plus \$20.00 per parking space.

**Amended Site Plan**

**Application Fee:** \$750, plus \$250 per 1000 ft of floor area, plus \$20.00 per parking space

**Conceptual Fees:** \$250.00 No escrow

**Architectural Fee:** \$250 Minor – no escrow (Determined by ZA)

**Architectural Fee:** \$250 Major - \$2,000 escrow

**Special Use Permit Fees:**

**Residential Fee:** \$1,000.00 per application.

**Commercial Fee:** \$1,500.00 per application.

**Amended Special Use Permit:**

**Residential Fee:** \$500.00 per application.

**Commercial Fee:** \$750.00 per application

**Accessory Apartment Fee:** \$750.00 per application.

**ZONING DEPT. FEES**

**Variance Fee:** (Resident) Area/Use Variance Fee: \$375.00 per application.  
(Commercial) Area/Use Variance Fee: \$1,000.00 per appl.

**Interpretation Fee:**

Residential	\$150.00 per application.
Commercial	\$500.00 plus escrow

All application fees are non-refundable.

Copy work: \$ .25 per page

Please note that all applicants will be billed by the local newspaper for their legal notice.

**Escrow Funds:** See attached schedule

Effective date: August 2023

**ALL MAPS MUST BE FOLDED PRIOR TO SUBMISSION**

**ADMINISTRATIVE REGULATION  
OF THE TOWN OF WAPPINGER  
PLANNING BOARD / ZONING BOARD  
REQUIREMENT FOR ESCROW FUNDS**

**SECTION 1. ESCROW FUNDS ESTABLISHED**

By the authority granted by Section 240-110 of the Town of Wappinger Zoning Law and in order to ensure that the cost of any Engineering, SEQR Experts, Planning, Legal or other consultation fees incurred by the Town of Wappinger with respect to matters before the Planning Board / Zoning Board are borne by the applicants, there is hereby established an Escrow Fund. Upon filling an application for either subdivision or site plan, special permit approval, or for a building permit or certificate of occupancy, the applicant shall deposit with the Town Controller, via certified check, sum of money in accordance with the table below. The Controller shall pay from these funds the fees charged by any professionals employed by the Planning Board with respect to the applicants project. Said fees shall be submitted by voucher and paid as approved by the Zoning Administrator. The applicant shall deposit additional funds into such account to bring its balance up to 100% of the amount of the full escrow deposit by the last day of each month. If such account is not fully replenished by the last day of the month, the approving agency shall suspend its review of the application. In the case of post-approval inspections and reviews involving construction, the Town may issue a stop work order. **No subdivision plat or site development plan shall be endorsed or filed until all professional review fees charged in connection with the review of the project have been reimbursed to the Town. No building permit shall be issued unless all professional review fees charged in connection with the review of the applicant's project have been reimbursed to the town and a new escrow account has been established to cover all post-approval review costs, including but not limited to inspection of construction of roads and driveways.** No Certificate of Occupancy shall be issued unless all professional review fees charged in connection with the post-approval inspection and review of the project have been reimbursed to the Town. No refunds of any funds remaining on deposit in escrow shall be issued until all pertinent professional review charges have been paid and the final certificate of occupancy has been issued to the project, or where applicable, the road has been accepted by the Town and the one-year maintenance period has expired.

**SECTION 2. CALCULATION OF ESCROW FUND**

For **SUBDIVISIONS**, the applicant shall deposit a sum calculated as follows:

<b>A) <u>Number of lots</u></b>	<b><u>Amount</u></b>
0 - 2	\$ 5,000.00
3 - 10	\$10,000.00
11-35	\$22,500.00
> 35	\$52,500.00

For **SITE PLANS & REGULAR SPECIAL USE PERMITS**, the applicant shall deposit a sum calculated as follows:

<b>B) <u>Square Footage</u></b>	<b><u>Amount</u></b>
Up to 3,000	\$ 5,000.00
3,001 to 20,000	\$10,000.00
20,001 to 50,000	\$ 22,500.00
> 50,000	\$ 52,500.00

For **MINOR APPLICATIONS**, the applicant shall deposit and maintain a sum calculated as follows:

C) \$2,500.00

For **VARIANCES**, the applicant shall deposit a sum determined by the Zoning Board of Appeals.

For **ROAD INSPECTIONS**, the applicant shall deposit and maintain a sum equal to 3% of the construction costs as estimated by the Town Engineer.

240-112.A.(2) **Application /Petition Fee for Rezoning.**

\$1000.00

**Administrative Regulation  
of the Town of Wappinger  
Planning Board  
Requirement for Escrow Funds  
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For **Post Planning Escrow**, the applicant shall deposit a sum calculated as follows prior to the Resolution and Maps being signed by the Chairman of the Planning Board

**Subdivisions:**

<b>A) <u>Number of lots</u></b>	<b><u>Amount</u></b>
0 - 2	\$ 5,000.00
3 - 10	\$ 10,000.00
11-35	\$16,875.00
> 35	\$26,250.00

**Site Plans:**

<b>B) <u>Square Footage</u></b>	<b><u>Amount</u></b>
Up to 3,000	\$ 5,000.00
3,001 to 20,000	\$10,000.00
20,001 to 50,000	\$16,875.00
> 50,000	\$ 26,250.00

**SECTION 3. REVISIONS**

This regulation may be revised by the Planning Board of the Town of Wappinger following a public hearing and approval by the Town Board.

Signed: Bruce Flower, Chairman  
Town of Wappinger Planning Board

Dated: August 21, 2023