

APPENDIX B – FEES

**TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE A
SUBDIVISION OF LAND – FEES
[Added 5-19-2004 by L.L. No. 16-2004]**

A. PRE-APPLICATION SKETCH AND CONFERENCE FEE: \$250.

B. PRELIMINARY SUBDIVISION REVIEW FEE:

(1) RESIDENTIAL SUBDIVISIONS: [Amended 6-11-2008 by L.L. No. 17-2008; 3-9-2010 by L.L. No. 4-2010]

For any preliminary subdivision submitted for review and approval by the Planning Board, there shall be a base fee of six hundred (\$600) dollars in addition to the following fees:

<u>RESIDENCE DISTRICT</u>	<u>MINORSUBDIVISION*</u>	<u>MAJORSUBDIVISION*</u>
R-80	\$275/acre	\$300/acre
R-40	\$275/acre	\$300/acre
R-20	\$275/lot	\$300/lot
R-15	\$275/lot	\$300/lot
R-10	\$275/lot	\$300/lot
R-7	\$275/lot	\$300/lot
R-5	\$275/lot	\$300/lot
R-RM	\$275/unit	\$300/unit
R-3M	\$275/unit	\$300/unit
R-HS	\$275/unit	\$300/unit
R-OSC	\$275/unit	\$300/unit

* Per acre/lot or any part thereof. The fees under this provision shall also apply to flag lots or lots with minor revisions.

(2) COMMERCIAL AND INDUSTRIAL SUBDIVISIONS:

<u>ZONE</u>	<u>FEE*</u>
Any Commercial District Plan when part of a subdivision map or any commercial subdivision	\$1,000/acre plus \$275/lot
Any Industrial District Plan when part of a subdivision map or any industrial subdivision	\$1,000/acre plus \$275/lot
Any other district when part of a subdivision map	\$1,000/acre plus \$275/lot

* Fees per acre/lot shall be charged for each whole acre/lot or any portion thereof. The fee shall apply for minor and major subdivisions.

C. REVOCATION OF PRELIMINARY APPROVAL - APPLICATION FEE FOR WAIVER (ALL ZONING DISTRICTS):

Where a final application is not made to the Planning Board within the prescribed six (6) month time limit and the applicant request the reinstatement of the preliminary approval, a fee of six hundred (\$600) dollars will be charged where only cursory review by the Planning Board is necessary. If upon review the reinstatement application is denied, then the applicant may submit a new application for preliminary

approval upon payment of the fee listed for "Preliminary Subdivision Review." If the Board grants the request for reinstatement, the final application shall be accepted by the Board upon payment of all requisite fees, and a public hearing may be held.

D. CONDITIONAL FINAL REVIEW FEE (ALL ZONING DISTRICTS): [Amended 12-10-2013 by L.L. No. 33-2013]

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| (1) Up to and including five (5) Lots or Units: | \$550. |
| (2) Six (6) Lots or Units to and including ten (10) Lots or Units: | \$825. |
| (3) More than ten (10) Lots or Units: | \$500 Base Fee plus \$100/Lot or Unit. |

E. DURATION OF CONDITIONAL FINAL APPROVAL - APPLICATION FEE (ALL ZONING DISTRICTS):

Where any one or more of the conditions and restrictions to be met prior to signing the final plat have not been completed, and/or a final plat is not filed within the prescribed three-hundred-sixty-day filing period (180 days plus additional 90 day extensions at the Board's discretion), an application fee of seven hundred fifty (\$750) dollars for re-approval of the plat will be charged for the Planning Board where only a cursory review is necessary. If re-approval is granted, the applicant must submit an application for final approval with the requisite fee and a public hearing may be held. If re-approval is denied without prejudice, then the applicant may submit a new application for preliminary approval and pay the requisite fee listed for "Preliminary Subdivision Review".

**TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE B
SITE PLAN REVIEW AND APPROVAL – FEES
[Added 5-19-2004 by L.L. No. 16-2004]**

A. PRE-APPLICATION SKETCH AND CONFERENCE FEE: \$250.

B. SITE PLAN AND AMENDED SITE PLAN REVIEW FEE: **[Amended 12-10-2013 by L.L. No. 33-2013¹]**

The site plan or amended site plan application fee shall be the greater of the following two amounts, except for telecommunications facilities which shall pay a flat fee of two hundred fifty (\$250) dollars per location.

- (1) Five hundred (\$500) dollars per acre, with each property rounded up to the next full acre, unless the area of disturbance is less than one (1) acre, in which case a flat fee of five hundred (\$500) dollars shall apply, or
- (2) Five hundred (\$500) dollars plus twenty-five (\$0.25) cents per square foot for all building gross floor area added to the property.

C. SUPPLEMENTAL REVIEW FEE:

In any instance where an applicant has submitted plans that had undergone more than three (3) map revisions from its initial submittal of the subject application, a supplemental review fee equal to one-third ($\frac{1}{3}$) of the initial site plan fee shall be charged.

D. RE-CERTIFICATION FEE:

In any instance where an applicant has not filed a fully completed Planning Board approved site plan for a building permit with the Department of Engineering Services within the prescribed two (2) year period of filing of a permit, a fee of six hundred (\$600) dollars will be charged to re-evaluate the plan in order to determine whether it is in conformance with the previously approved plan, whether there has been a change in the zoning laws, zoning map or Subdivision and Site Plan Regulations affecting the approved plan, and/or whether the SEQRA review must be re-opened and re-evaluated other than to restate findings upon which the original approval was granted. If in the judgment of the Director of Planning and Environment and/or the Planning Board, changes in the site plan are not identified as minor, the SEQRA review must be reopened and/or there has been a change in the zoning laws, zoning map or Subdivision and Site Plan Regulations affecting the property, then the fees for "Amended Site Plan Review" shall apply.

¹Editor's Note: This local law also repealed former Subsection C, which immediately followed, and redesigned former Subsection D as Subsection C.

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**TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE C
MISCELLANEOUS FEES AND CHARGES**

[Added 5-19-2004 by L.L. No. 16-2004]

A. RADIUS SEARCH:

Names and Addresses	\$25 Residential
Names and Addresses	\$50 Commercial/Industrial
Tax Map Numbers Only	\$20
Mailing Labels	\$25
Radius Map	\$10
Custom Search/Report	Fee as determined by the Director of Planning

B. MISCELLANEOUS SERVICES:

Zoning Maps	\$35/set or \$5/page
Zoning Verification Letter	\$250
Paper Map (photocopy)	\$2/square foot
Aperture Card Map (copy)	\$10
Arcview GIS Map print	\$20 "letter size"
	\$30 "A size"
	\$40 "B size"
	\$50 "C size"
	\$100 "D size"
	\$130 "F size"
	\$175 "E size"

Fees for the following shall be determined by the Town Board: **[Added 11-4-2010 by L.L. No. 26-2010¹]**

GIS Monthly Fee
GIS Annual Fee
GIS Mobile Applications Monthly Fee
GIS Mobile Applications Annual Fee

Aerial Maps per 4 aerial units	\$40 "A size"
	\$50 "B size"
	\$70 "C size"
	\$100 "D size"
	\$130 "E size"

C. SIGNS: \$15 (per sign).

D. SEQRA: **[Amended 12-10-2013 by L.L. No. 33-2013]**

(1) Short Form EAF	\$250.
(2) Long Form EAF	\$500.
(3) Expanded EAF / Draft EIS	\$2,500.
(4) Final EIS	\$1,000.

E. LOT LINE CHANGE (ADJUSTMENT): \$250.

F. CERTIFICATE OF CORRECTION: \$250.

G. BOND RENEWAL FEE: \$100.

¹Editor's Note: This local law provided that it shall take effect 1-1-2011.

H. INSPECTION FEE: **[Amended 10-13-2004 by L.L. No. 33-2004]**

- (1) The applicant shall be charged an inspection fee to cover the cost of such inspections as may be reasonably necessary to insure that required on-site and off-site improvements are completed to the satisfaction of the Town, the work is properly performed and the improvements meet state and local specifications and regulations. The inspection fee shall be nine (9%) percent of the total construction cost of on-site and off-site improvements, whether or not the improvements are to be publicly owned. The cost of construction shall be established by the most recent Town of Huntington "Requirements Contract." Inspection fees shall be paid in full before the Director of Planning and Environment will stamp the approved site plan or sign the final subdivision map.
- (2) At the time of renewal, the amount of the bond shall be recalculated in accordance with the most recent Town of Huntington "Requirements Contract" for all outstanding on-site and off-site improvements. In addition to the renewal fee, an inspection fee calculated at nine (9%) percent of the increase in the bond amount shall be due and payable to the Town.

**TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE D
RECREATION FEE IN LIEU OF PARKLAND**

[Added 5-19-2004 by L.L. No. 16-2004]

A. Major subdivisions. The recreation fee for major subdivisions in the R-5, R-7, R-10, R-15, R-20, R-40 and R-80 zoning districts shall be established as follows:

- (1) Recreation fee. If the Planning Board determines that a proper case exists for requiring recreational facilities, but suitable facilities of adequate size to meet the requirement cannot be properly located on the property, a sum of money in lieu thereof equal to 10% of the fair market value of the entire parcel under review shall be provided to the Town by the applicant. In no event shall the recreation fee be less than \$10,000 per lot.
- (2) Calculation of fair market value. The Planning Board shall obtain an appraisal of the entire parcel under review at the applicant's cost and expense. The parcel shall be appraised as of conditional final approval of the subdivision or site plan. The applicant shall be given an opportunity to review the appraisal and if in agreement, shall provide the Planning Board with a signed notarized statement accepting the appraisal as fair and reasonable. If the applicant rejects the appraisal, the Planning Board shall obtain a second appraisal at the applicant's expense, which, if accepted in writing by the applicant, shall be averaged with the first appraisal. In the event the applicant rejects the second appraisal, they shall obtain a third appraisal by a certified real estate appraiser licensed in the State of New York at their own cost, which shall be averaged with the two (2) prior appraisals to establish the fair market value of the subdivision or site.
- (3) In establishing fair market value, the value of existing buildings, accessory structures and other improvements to the land shall not be included in the calculation.

B. Minor subdivisions. The recreation fee for minor subdivisions in the R-5, R-7, R-10, R-15, R-20, R-40 and R-80 zoning districts shall be established as follows: **[Amended 10-13-2004 by L.L. No. 33-2004]**

ZONE	FEE*
R-80 Residence District (2 Acre Zoning)	Up to 4 lots - \$5,000 per lot
R-40 Residence District (1 Acre Zoning)	Up to 4 lots - \$5,000 per lot
R-20 Residence District (1/2 Acre Zoning)	Up to 4 lots - \$4,000 per lot
R-15 Residence District (15,000 Sq. Ft./lot)	Up to 4 lots - \$2,500 per lot
R-10 Residence District (1/4 Acre Zoning)	Up to 4 lots - \$2,500 per lot
R-7 Residence District (7,500 Sq. Ft./lot)	Up to 4 lots - \$2,000 per lot
R-5 Residence District (5,000 Sq. Ft./lot)	Up to 4 lots - \$2,000 per lot

C. In all other zoning districts, the recreation fee for subdivisions and site plans shall be as follows: **[Amended 6-11-2008 by L.L. No. 17-2008; 3-9-2010 by L.L. No. 4-2010]**

ZONE	FEE*
R-3M Residence District; R-PUD	\$500/Unit

R-HS Residence District	\$500/Unit
R-RM Residence District	\$500/Unit
R-OSC Residence District	\$500/Unit
C-1 Office Residence District	\$1,500/Unit*
C-3 Special Business District	\$1,500/Unit*
C-4 Neighborhood Business District	\$1,500/Unit*
C-6 General Business District	\$1,500/Unit*
C-6 Huntington Station Overlay District	\$1,500/Unit*
C-8 General Business "A" District	\$1,500/Unit*

*Fees per acre shall be charged for each whole acre as well as for any fraction thereof. A fee of \$1,500 per dwelling unit shall be charged in lieu of parkland set-aside in any commercial zoning district when a residential site plan is approved, presently said districts are C-1, C-3, C-4, C-6, C-6 Huntington Station Overlay District and C-8, however, should residential units be permitted in any other commercial or industrial zoning districts in the future, then the \$1,500 fee shall also apply.

For any of the zoning districts listed above where the proposed project is a "condominium" that will be duly filed as such with the New York State Attorney General, and where there will be no subdivision of land as would be the case with some "Homeowner's Association" and/or "cooperatives," the "Park and Playground Fee" shall be based on the per-unit or per-lot fee for the zoning district in which the development is to be located.

D. Exemptions.

- (1) Affordable Housing. Where the Planning Board has determined that the project presents a proper case for requiring a park, playground or other recreational facilities and such amenities are not provided on-site in an affordable housing project, the recreation fee shall be waived, except that the fee shall not be waived if the property has been granted a change of zone by the Huntington Town Board and affordable housing is a component of such zone change pursuant to § 198-13(l) of the Town Code, or successor law. For the purpose of this section, affordable housing shall be defined as set forth in § 198-13(l)(1)(a).
- (2) The recreation fees established herein shall affect all subdivision applications which have not received preliminary approval and residential site plans which have not received final or conditional final approval as of the effective date of this amendment.