

Chapter 131

Fees

[HISTORY: Adopted by the Town Board of the Town of Pendleton 12-23-2019. Amendments noted where applicable.]

§ 131-1 Various fees enumerated.

Fees shall be as follows:

Type	Fee
Residential buildings	
Single-family residence	
0 to 2,000 square feet	\$900
Over 2,000 square feet	\$0.35 for each additional square foot
Two-family residence	\$1,200
Multiple dwelling	
1 to 5 units	\$1,500
Additional units	\$25 per unit
Cost includes certificate of occupancy, final	
New York State fee for new buildings with trusses	\$50
Alterations or additions	
Up to 500 square feet	\$100
500 square feet to 1,000 square feet	\$150
Over 1,000 square feet	\$250
Miscellaneous structures/buildings/concrete (i.e., porches, gazebos, decks and patios)	\$90
Fence, good side out	\$50
Replacement roofing	\$75
Generator	\$65
Plumbing other than new home (e.g., sump pump, drain tile, hot water tank, furnace, etc.)	\$75
Commercial and industrial buildings	
0 to 1,000 square feet floor space	\$500
Over 1,000 square feet floor space	Add \$0.30 per square foot
Cost includes certificate of occupancy, final	
Alteration, repair and removal, etc.	\$0.25 per square foot
Change in occupancy	\$75
Addition to commercial and industrial plumbing	\$50 plus \$25 per fixture
Generator, commercial	\$150
Fence, commercial	\$100
Roof, commercial	\$150
Pool, commercial	\$500
Demolition, commercial	\$250
New York State fee for truss signage	\$50
Commercial and industrial parking lot	
New	\$250
Resurface	\$150
Agricultural buildings	
0 to 3,000 square feet	\$125

Type	Fee
3,001 to 6,000 square feet	\$250
Over 6,000 square feet	\$500
Accessory buildings	
Residential storage buildings/sheds (144 square feet or less)	\$25
Residential garage or barn (145 to 400 square feet)	\$50
Residential garage or barn over 400 square feet	\$0.15 per square foot
Commercial garage or barn	\$0.20 per square foot
Pools	
Aboveground pool and deck	\$50
In-ground pool and fence	\$125
Signs	
Temporary signs	
30-day permit	\$30
30-day-plus permit (maximum 90 days)	\$50
Permanent signs, new	
100 square feet (each face)	\$0.50 per square foot
Additional square feet (each face)	\$0.15 per square foot
Alteration, reface, relocation or addition	\$0.30 per square foot
Bed-and-Breakfast	
Special Use Application Fee	\$250
Special Use Annual Renewal Fee	\$50
Building Inspector/Code Enforcement Officer Annual Inspection Fee	\$50
Miscellaneous	
Building permit renewal (12 months)	Same as original fee
Certificate of occupancy/compliance	
Residential	
One- and two-family residence	\$95
Multiple-family units (3 or more) and sleeping rooms	\$40 per unit
Commercial/industrial	
Commercial, per tenant	\$150
Industrial, per tenant	\$150
Copy of any certificate of occupancy/compliance or license	\$10 each
Compliance inspection	\$50
Fire alarm system	\$75
Demolition of structure	
Up to 3,000 square feet	\$125
Over 3,000 square feet	\$200
Excavations or grading, other than building construction	\$65
Fuel-burning stoves or fireplace (wood, gas, pellet, propane, etc.)	\$50
Garage sales and related sales (more than 2 per year)	\$275
Home occupation permit, per year	\$200
Operating permit	\$150
Flood hazard permit	\$150
Additional inspections (recall, or not ready when inspectors were called)	\$50 per recall, paid before CO
To lift a stop-work order from a job that was stopped due to violation	\$100
Fuel tank installation	
1,000 gallons and up	\$75 per tank
Permit for junkyard	\$5,000, plus \$1,000 per acre
Permit for trailer park or manufactured housing park	\$7,500, plus \$1,000 per acre

Type	Fee
Contractor's license	\$100 per calendar year
Curb cut, installation only, pipe at owner's expense	\$500
Inspection or curb cut where pipe has been set by contractor	\$200
Solar panels, residential under 1 acre	\$150
Large-scale solar energy system	\$2,500 or such other amount as the Planning Board may determine to cover Town costs
Wind energy conversion system site plan review fee	\$200
Wind energy conversion system permit	\$125
Peddler's or solicitor's permit	\$25
Transient business	\$125 per year or \$25 per event
Junk dealer's permit	\$500 annually

No permit obtained or delayed

In the event that work requiring a building permit is commenced without having the appropriate permit applied for, secured and obtained, or that work is commenced without having obtained a contractor's license with the Town of Pendleton, said permit or license fees will be doubled. Each day is considered a separate violation.

Site plan review payment schedule

Under 1 land-disturbed acre	\$300
Under 2 land-disturbed acres	\$450
Under 3 land-disturbed acres	\$750
Under 4 land-disturbed acres	\$1,250
Under 5 land-disturbed acres	\$1,750
Under 6 land-disturbed acres	\$2,250
Over 6 land-disturbed acres	\$2,500
Site plan review sketch: §§ 247-54D(1)(b), 247-46B and 247-34F(4)	\$125
Site plan application fee	\$100

Environmental (SEQRA) review

Short Environmental Assessment Form (EAF)	\$100
Long Environmental Assessment Form (EAF)	\$300

§ 131-2 Fees for public hearings.

Fees shall be as follows:

Type	Fee
Board of Appeals	\$125
Planning Board	\$125
Town Board	\$125

§ 131-3 Subdivision fees.

Fees shall be as follows:

Type	Fee
Minor Subdivision	
Sketch plan application	\$30 per lot or dwelling unit, with a maximum of \$75
Final plat submission	\$25 per lot or dwelling unit with a maximum of \$100 (plus \$125 for publication of hearing)
Application fee	\$60
Major Subdivision	
Sketch plan application	\$30 per lot or dwelling unit, with a maximum of

Type	Fee
Preliminary plat submission	\$450 \$1,500 or \$75 per lot or dwelling, whichever is greater (plus \$125 for publication of public hearing)
Final plat submission	\$1,500 or \$50 per lot or dwelling unit, whichever is greater (plus \$125 for publication of hearing)
Application fee	\$500
Recreation fee in lieu of parkland (major subdivisions only)	\$1,000 per lot

§ 131-4 Communication towers fees.

- A. The fee for the construction and equipping of a tower shall be 1% of the cost of construction and equipping of the tower as estimated by the developer and verified by the Town; or the minimum fee shall be \$2,000 and the maximum fee shall be \$5,000.
- B. Each construction, modification or alteration of a tower shall require a permit and the fee as stated above.

§ 131-5 Stormwater management fees.

- A. Fees for land development activities. Any applicant submitting a SWPPP to the Town for a land development activity or land disturbance requiring a NYSDEC SPDES construction permit shall submit a fee to the Town based upon the acreage of the entire development in accordance with the following schedule:

Acreage of Entire Development	SWPPP Review Fee
Under 5 acres	\$650
5 to 10 acres	\$1,000
Over 10 acres	\$1,000, plus \$500 for every 5 acres above 10 acres

Acreage of Entire Development	Inspection Fee
Under 5 acres	\$2,750
5 to 10 acres	\$3,750
Over 10 acres	\$6,500

- B. For all land development activities to be completed in multiple phases over time, the applicant, in addition to the fee provided above in Subsection A, shall pay the Town an additional \$500 for each subsequent phase after the first phase of the project, to be paid prior to the start of construction of each subsequent phase.

§ 131-6 Fees established for dog licensing.

Fees shall be as follows:

Type	Fee
Spayed or neutered dog	\$8
Unspayed or unneutered dog	\$20
Purebred license	\$25
Enumeration fee	\$25
Replacement tag	\$3
Late fee (60 days)	\$25

§ 131-7 Miscellaneous water/sewer fees.

Fees shall be as follows:

- A. Water Department:

Type	Fee
1-inch water service tap-in fee	\$1,100
Over 1 inch: cost of material plus labor	Priced per job
Inspection fee for tap-in over 1 inch	\$50
3/4-inch water meter fee with electronics	\$300
Water meter pit	Priced per job
Water service termination fee (dig to disconnect)	\$150
Damaged/frozen water meter	
3/4 inch	\$100
1 inch	\$175
Damaged water meter electronics	
3/4-inch or 1-inch	\$185
Water meter/electronics over 1 inch	Priced per job
Water curb box damage	\$150
Water on/off fee after hours	\$100
Sold-home water and/or sewer inspection compliance	\$50
B. Sewer Department:	

Type	Fee
Pressure sewer tap/inspection	\$1,100
Gravity sewer tap 6-inch standard	
Subdivision	\$400
All others	\$1,000
Grinder system unit	Call Sewer Department for price
Sewer service termination fee (dig to disconnect)	\$150
Grinder system curb box damage	\$150
Sewer call (normal hours)	Prevailing rate
Sewer service call (after hours)	2-hour minimum, prevailing rate