

TOWN OF FLORENCE FEE SCHEDULE

Adopted by Florence Town Board on October 8, 2001

Amended on 11 March 2002

Section 1. Adoption

The following fee schedule, associated with the Town of Florence Zoning Law; the Town of Florence Subdivision Law; the Town of Florence Clutter, Litter and Debris Law; and the NYS Uniform Fire Prevention and Building Code are hereby adopted by the Town Board of the Town of Florence on this 10th day of October, 2001.

Section 2. Zoning Permits and Temporary Zoning Permits

1. Principal Uses and Structures: An application fee of \$50 shall be paid to the town clerk prior to the zoning officer issuing a zoning permit. This fee shall cover the costs of filing and inspections.
2. Accessory Uses and Structures and Alterations to Principal or Accessory Uses and Structures: An application fee as listed below shall be paid to the town clerk prior to the zoning officer issuing a zoning permit. This fee shall cover the costs of filing and inspections.

Less than 150 sq. ft. floor area--no permit or fee necessary
150 sq. ft. to 500 sq. ft. floor area--\$10
Over 500 sq. ft. floor area--\$25
3. Renewals: Permit renewals for principal and accessory uses and structures shall be accompanied by a fee of \$25.
4. Site Plan and Special Use Review Referral: Where an application for a zoning permit is referred to the planning board for site plan or special use review, the fees of this section shall not apply, and only the fees of Section 3 below shall apply.
5. Where an application for a zoning permit includes both principal and accessory uses and/or structures, only a principal use or structure fee shall be charged.

Section 3. Site Plan and Special Use Permit Reviews

1. Principal Use: An application fee of \$100 shall be paid to the town clerk prior to the planning board accepting an application for a principal site plan or special use permit review as complete. This fee is to cover filing, public hearing, administrative, overhead and inspection costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the planning board.
2. Accessory Uses and Alterations to Principal and Accessory Uses: An application fee of \$25 shall be paid to the town clerk prior to the planning board accepting an application for an accessory site plan or special use permit review as complete. This fee is to cover filing, public hearing, administrative, overhead, and inspection costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the planning board.
3. Where an application for a site plan or special use permit review includes both principal and accessory uses and/or structures, only a principal use or structure fee shall be charged.

Section 4. Zoning Appeals Fees

1. Interpretations: An application fee of \$25 shall be paid to the town clerk prior to the zoning board of appeals accepting an application for an interpretation of the Town of Florence Zoning Law and Litter, Clutter and Debris Law as complete. This fee is to cover filing costs.
2. Variances: An application fee of \$50 shall be paid to the town clerk prior to the zoning board of appeals accepting an application for a use or area variance of the Town of Florence Zoning Law and Litter, Clutter and Debris Law as complete. This fee is to cover filing and public hearing costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the zoning board of appeals.

Section 5. Rezonings

An application fee of \$50 shall be paid to the town clerk prior to the town board accepting a rezoning application for the Town of Florence Zoning Law as complete. This fee is to cover filing and public hearing costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the town board.

Section 6. Subdivision Reviews

1. Minor Subdivision: An application fee of \$25 shall be paid to the town clerk prior to the planning board accepting a minor subdivision plat review application as complete. This fee is to cover filing and public hearing costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the planning board.
2. Preliminary Plat, Major Subdivision: An application fee of \$50 shall be paid to the town clerk prior to the planning board accepting a preliminary subdivision plat approval application as complete. This fee is to cover filing and public hearing costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the planning board.
3. Final Plat, Major Subdivision: An application fee of \$10 per lot in the proposed subdivision shall be paid to the town clerk prior to the planning board accepting a final subdivision plat approval application as complete. This fee is to cover filing and public hearing costs. Additional consulting fees (see Section 8 below) and SEQR fees (see Section 7 below) may also be charged, at the discretion of the planning board.

Section 7. State Environmental Quality Review (SEQR) Fees

In the case of a positive declaration by a lead agency, such agency shall charge a fee to the applicant to cover the actual costs of either preparing or reviewing an environmental impact statement (EIS) pursuant to Section 617.17 of 6 NYCRR Part 617, and Subdivision 8-0109.7 of the Environmental Conservation Law. If the applicant prepares the EIS, such agency shall charge the applicant for the actual costs of the review. If the applicant does not choose to prepare an EIS, such agency shall charge the applicant for the actual cost of preparing the EIS.

Section 8. Consultants

The Town of Florence Town Board, Planning Board, and Zoning Board of Appeals may retain consulting services from engineers, architects, landscape architects, lawyers, planners or other professional services during the course of rezonings, special use permit and site plan reviews, and variances conducted pursuant to the Town of Florence Zoning Law, and subdivision plat reviews conducted pursuant to the Town of Florence Subdivision Law. The applicant shall pay any actual costs attributable to a consultant's review of an application.

Section 9. Uniform Fire and Building Code

The following fees shall be paid in addition to any zoning fees required:

1. One- and two-family dwellings:
up to 1,000 square feet--\$60
1,001 to 2,000 square feet--\$85
over 2,000 square feet--\$130
2. Multi-family dwellings (3 units and up):
up to 3,000 square feet--\$150
3,001 square feet to 5,000 square feet, per each additional 100 square feet--\$4
over 5,000 square feet, per each additional 100 square feet--\$3
3. Non-residential, non-commercial buildings:
up to 1,000 square feet--\$45
1,001 to 5,000 square feet, per each additional 100 square feet--\$3
over 5,001 square feet, per each additional 100 square feet--\$2
4. Commercial buildings: \$10 per each 100 square feet
5. Additions: Same as for # 1, 2, and 3 above.
6. Alterations not increasing square footage: \$10
7. Demolition: \$1 per each 100 square feet, \$25 maximum.
8. Telecommunications towers:
initial structure: \$3 per foot in height
each additional antenna: \$1.50 per foot
9. On-site septic inspection: \$45

Section 10. Inspections

Mobile Home Park License Inspection: \$_____ per site per year.

Fire Inspection: \$15

Compliance Inspection: \$15

Foster Care Inspection: No charge.

TOWN OF FLORENCE FEE SCHEDULE APPENDIX A.

Zoning Fees:

Principal Uses: \$50

Accessory Uses/Alterations:

150 sq. ft. to 500 sq. ft. floor area: \$10

Over 500 sq. ft. floor area: \$25

Renewals: \$25

Site Plan Review/Special Permits:

Principal Use: \$100

Accessory Uses/Alterations: \$25

Zoning Appeals Fees:

Interpretations: \$25

Variances: \$50

Rezoning: \$50

Subdivision Fees:

Minor Subdivision: \$25

Preliminary Plat, Major Subdivision: \$50

Final Plat, Major Subdivision: \$10 per lot

(see reverse)

Uniform Building and Fire Code Fees:

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1,001 to 2,000 square feet--\$85
over 2,000 square feet--\$130
2. Multi-family dwellings (3 units and up):
up to 3,000 square feet--\$150
3,001 square feet to 5,000 square feet, per each additional 100 square feet--\$4
over 5,000 square feet, per each additional 100 square feet--\$3
3. Non-residential, non-commercial buildings:
up to 1,000 square feet--\$45
1,001 to 5,000 square feet, per each additional 100 square feet--\$3
over 5,001 square feet, per each additional 100 square feet--\$2
4. Commercial buildings: \$10 per each 100 square feet
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6. Alterations not increasing square footage: \$10
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8. Telecommunications towers:
initial structure: \$3 per foot in height
each additional antenna: \$1.50 per foot
9. On-site septic inspection: \$45

Inspections:

Mobile Home Park License Inspection: \$_____ per site per year.
Fire Inspection: \$15
Compliance Inspection: \$15
Foster Care Inspection: No charge.