

SECTION 1: REQUEST FOR A WORK SESSION

A request for a **Work Session** or a **Complete Application** must be submitted prior to appearing in front of the Planning Board.

The Board requires separate checks for application and escrow fees.

Please see Town of Chester Code, Section 48(Fees) for definitions of rules and procedures.

Appearance Fee: (Payable prior to Work Session)

\$ 250 plus the cost of any professional services to review the request.

***** This is a **non-refundable** fee when attending a work session. It will be applied toward your application fee if proceeding to a full application*****

SECTION 2: LAND SUBDIVISION

Application fee (Payable at time of application)

Includes five Work Sessions/Planning Board Meetings plus a Public Hearing. A \$250 fee will be payable with **each** meeting in excess of six.

Lot Line Change:

\$500

Subdivision of less than 10 lots:

\$1,000 plus \$100 per newly created lot

Subdivision of 10 lots or more:

\$2,000 plus \$100 per newly created lot.

Cost of Professional Services required in the Subdivision review process. (See Section 4: Escrow Fees)

Public Improvements Inspection Fee:

6% of the value of the public improvements (Payable at final approval)

Recreation fee in lieu of parkland:

\$2,000 per each newly created lot or dwelling unit (Payable at final approval)

Public Hearing Fee:

Newspaper Publication and Certified Mailings (All costs to be paid by applicant)

Mailing List: (To be supplied by the Planning Board) First 25 parcels: \$75

Each additional parcel after 25: \$ 1 p/parcel

SECTION 3: SITE PLAN REVIEW

Application fee: (Payable at time of application)

Includes five work sessions/planning board meetings plus a public hearing. A \$250 fee will be payable with **each** meeting in excess of six.

Residential Site:

\$500 plus \$100 per dwelling unit

Commercial Site:

Under 5000 square feet

\$250 plus \$50 per 1,000 square feet of floor area

Between 5,000 to 10,000 square feet

\$500 plus \$50 per 1,000 square feet of floor area

Over 10,000 square feet

\$1,000 plus \$50 per 1,000 square feet of floor area

Commercial Large Scale Solar: \$2,500

Commercial Small Scale Solar: \$1,500

Residential Ground Mounted Solar: \$ 500

Billboards Digital: \$1,500

Billboards Static: \$1,000

Telecommunications Facility: (New) \$5,000

Cost of Professional Services required in the subdivision review process

(See Section 4: Escrow fees)

Public Improvements Inspection Fee:

6% of the value of the public improvements. (Payable at final approval)

Recreation fee in lieu of parkland:

\$2,000 per each newly created lot or dwelling in it (Payable at final approval)

Newspaper Publication & Certified Mailings:

All costs to be paid by applicant.

Mailing List: (To be supplied by Planning Board)

First 25 Parcels: \$75

Each parcel after 25: \$ 1

SECTION 4: ESCROW

The Town of Chester Planning Board shall compute the initial escrow charge in accordance with the following schedule:

Lot Line Change:

\$1,000

Residential Subdivision:

\$1,000 per lot for each lot up to five lots and \$250 per lot for each lot over five lots

Commercial Subdivision:

\$2,000 per lot for each lot up to five lots, and \$500 per lot for each lot over five lots.

Multi-family residential site plans:

\$250 per unit for each unit up to 50 units, plus \$100 per unit for each unit over 50 units.

Commercial or other Non-residential site plans:

\$1,000 plus \$250 per 1,000 square feet of building floor area or part thereof.

SEQRA (State Environmental Quality Review Act)

Short Environmental Assessment Form:	\$ 250
Long Environmental Assessment Form:	\$1,000
Environmental Impact Statement:	\$7,500

SWPP (Storm Water Pollution Prevention Plan)

For the first 1 – 5 acres disturbed:	\$1,000
Per acre over 5 acres disturbed:	\$ 250

Please note: Large scale projects are required to deposit a minimum of 1/3 of the total escrow at the time of application submittal.

SECTION 5: OTHER FEES

Architectural Review: (each session)

Signs and minor improvements: \$100

Other: \$250

Plus the costs of any professional services to review the request if necessary

Telecommunications Facility: (Renewal) \$2,500