

Town of Ellicottville
Application Fees
For permits issued under the Zoning Ordinance
March 25, 2008
Revised November 18, 2008

Permit	Proposed Fee
1. Use Variance	\$ 250
2. Area Variance	\$ 100
3. Sign Permit	
Signs 32 sq. ft. in area or less	\$ 50
Signs more than 32 sq. ft. in area (requires Planning Board approval)	\$ 100
4. Site Plan Review	
Sketch Plan [optional]	\$ 50
Minor amendments	\$ 150
Utilities/telecommunications facilities	\$ 250
Projects with up to 1 acre of disturbed ground	\$ 400
Projects with 1-10 acres of disturbed ground	\$ 400 plus \$200/acre over 1 acre
Projects of 10 acres or more	\$2,200 plus \$150/acre for each acre over 11 acres
<i>Note: Site Plan Review fees are in addition to any applicable fees required by the Town's Subdivision Regulations</i>	
5. Special Use Permit	\$ 175
Except the following types of applications:	
Agriculture/Keeping of livestock	\$ 50
Home occupation/retail trade/ roadside stand	\$ 50
Mobile homes and other single-family residential-related	\$ 50
<i>Note: the application fee for special use permits is in addition to the fee for site plan review, when both types of permits are required.</i>	
6. Master Planned Development	
Full application	\$ 250
Minor amendments	\$ 150
<i>Note: Master Planned Development fees are in addition to any applicable fees required by the Town's Subdivision Regulations</i>	
7. Floodplain Development Permit*	\$ 150
<i>*Fee waived if proposed work is part of a valid building permit application</i>	
8. Amendment to the Zoning Ordinance	\$ 350

9. Subdivision (pursuant to the Land Division Regulations)

Letter of Intent (Minor Subdivision)	\$ 20
Sketch Plan	\$ 50
Preliminary Plat	\$100 plus \$75 per lot
Final Plat	\$250 plus \$35 per lot

10. Public Improvement Permit Fees (as established July 18,2007)

Project Cost	Fee
First \$50,000	8%
From \$50,001 to \$250,000	6%
\$250,000 And Above	5%

11. Building Permit Fees

Minimum	\$25.00
New Residential Construction	\$.35 sq.ft.
Additions	\$.25 sq.ft.
Garage	\$.20 sq.ft.
Pole Barn	\$.15 sq.ft.
Deck or Porch	\$.15 sq.ft.
Mobile Homes	\$.20 sq.ft.
Remodeling	\$.20 sq.ft.
Minor Repairs or Alterations	\$25.00
Wood Stoves & Chimneys	\$25.00
Swimming Pools	\$25.00
Demolition	\$25.00
New Commercial Construction or Industrial Construction	
Up to 10,000 sq. ft.	\$.25 sq.ft.
Over 10,000 sq. ft., \$2,500 plus	\$.10 sq.ft. for over 10,000 sf

ALL OTHER FEES BASED ON COST FIGURES

For Each \$1,000 – Up to 1,000,000	\$ 5.00
For Each \$1,000 – Over 1,000,000	\$ 2.00

12. Utility Connection Fees

Sanitary Sewer	\$1,750.00
Water	\$1,000 plus cost of meter