

Village of Ellicottville

Application Fees

For permits issued under the Zoning Ordinance

June 14th, 2010

APPLICATION AND FEES

One or more applications may be required during this process for any particular project. The Village Zoning Enforcement Officer will explain which applications are required, which will depend upon the type of project. Each application must be filled out with all the necessary supporting information or the Village Clerk may not be unable to accept it.

The fee structure is as follows:

Permit	Proposed Fee
Use Variance	\$250
Area Variance	\$100
Sign Permit	
Signs 32 sq. ft. in area or less	\$50
Signs more than 32 sq. ft. in area (requires Planning Board approval)	\$100
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

Note: Site Plan Review fees are in addition to any applicable fees required by the Village Subdivision Regulations.

Master Planned Development

Full application	\$250
Minor amendments	\$150

Note: Master Planned Development fees are in addition to any applicable fees required by the Village Subdivision Regulations

Floodplain Development Permit* \$150
*Fee waived if proposed work is part of a valid building permit application

Amendment to the Zoning Ordinance \$350

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

Petition for a Change of Zoning \$200
Master Planned Development Application \$50

Conditional Use Applications

Residential (no subdivision approval) \$100 or \$100 per dwelling unit, whichever is greater
Institutions \$100
Group Care Facilities \$100
Professional/Commercial \$200 or \$20 per 1000 square feet, whichever is greater
Industrial \$200 or \$10 per 1000 square feet, whichever is greater
Time Share Projects \$200 or \$20 per room/unit, whichever is greater
Recreational Facilities, Hotel, Motel, Inn \$200 or \$20 per room/unit, whichever is greater
All other Conditional Uses \$100
Zoning Permit Application \$25
Zoning Board of Appeals Application \$100 Area \$250 Use Variance
Sign Permit Application \$25 for signs less than 32 square feet, \$50 for signs 32 Square feet or greater
Subdivision \$50 per lot

These fees must accompany the application and other materials at the time of submission to the Building Department. In addition to the application, other materials may be required as noted in the Zoning Local Law.

BUILDING PERMIT FEES

Minimum	\$25.00
New Construction	\$1.00 per square foot
Additions	\$.50 square foot
Garage	\$.30 square foot
Pole Barn	\$.30 square foot
Deck or Porch	\$.20 square foot
Mobile Homes	\$.40 square foot
Remodeling	\$.40 square foot
Minor Repairs or Alterations	\$30.00
Wood Stoves & Chimneys	\$30.00
Swimming Pools	\$20.00
Demolition	\$25.00

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

Commercial: \$0.25/square foot (with minimum \$500.00 fee)

Industrial: \$0.10/square foot

Utility Connection Fees

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