

APPENDIX B – FEES

**TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE A  
SUBDIVISION OF LAND – FEES**

[Added 5-19-2004 by L.L. No. 16-2004; Amended 6-11-2008 by L.L. No. 17-2008; 3-9-2010 by L.L. No. 4-2010; 12-10-2013 by L.L. No. 33-2013; 01-01-2024 by L.L. No. 37-2023]

A. PRE-APPLICATION REVIEW FEE: \$500.00

B. PRELIMINARY SUBDIVISION REVIEW FEE:

**(1) RESIDENTIAL SUBDIVISIONS:**

For any preliminary subdivision submitted for review and approval by the Planning Board, there shall be a base fee of one thousand dollars (\$1000.00) in addition to the following fees:

<u>RESIDENCE DISTRICT</u>	<u>MINOR SUBDIVISION *</u>	<u>MAJOR SUBDIVISION *</u>
R-80	\$500.00/acre	\$600.00/acre
R-40	\$500.00/acre	\$600.00/acre
R-20	\$500.00/lot	\$600.00/lot
R-15	\$500.00/lot	\$600.00/lot
R-10	\$500.00/lot	\$600.00/lot
R-7	\$500.00/lot	\$600.00/lot
R-5	\$500.00/lot	\$600.00/lot
R-RM	\$500.00/unit	\$600.00/unit
R-3M	\$500.00/unit	\$600.00/unit
R-HS	\$500.00/unit	\$600.00/unit
R-OSC	\$500.00/unit	\$600.00/unit

\* Per acre/lot or any part thereof. The fees under this provision shall also apply to flag lots or minor revisions.

**(2) COMMERCIAL AND INDUSTRIAL SUBDIVISIONS:**

<u>ZONING DISTRICT</u>	<u>FEE *</u>
Any Commercial District Plan when part of a subdivision map or any commercial subdivision	\$2,000.00/acre plus \$500.00/lot
Any Industrial District Plan when part of a subdivision map or any industrial subdivision	\$2,000.00/acre plus \$500.00/lot
Any other district when part of a subdivision map	\$2,000.00/acre plus \$500.00/lot

\* Fees per acre/lot shall be charged for each whole acre/lot or any portion thereof. The fee shall apply for minor and major subdivisions.

C. REVOCATION OF PRELIMINARY APPROVAL - APPLICATION FEE FOR WAIVER (ALL ZONING DISTRICTS):

Where a final application is not made to the Planning Board within the prescribed six (6) month time limit and the applicant request the reinstatement of the preliminary approval, a fee of six hundred (\$600) dollars will be charged where only cursory review by the Planning Board is necessary. If upon review the reinstatement application is denied, then the applicant may submit a new application for preliminary approval upon payment of the fee listed for "Preliminary Subdivision Review." If the Board grants the request for reinstatement, the final application shall be accepted by the Board upon payment of all requisite fees, and a public hearing may be held.

D. CONDITIONAL FINAL REVIEW FEE (ALL ZONING DISTRICTS):

- |  |   |
|--|---|
| (1) Up to and including five (5) Lots or Units:                    | \$1,000.00  |
| (2) Six (6) Lots or Units to and including ten (10) Lots or Units: | \$1,500.00  |
| (3) More than ten (10) Lots or Units:                              | \$1,000.00 Base Fee, plus<br>\$200.00/Lot or Unit |

E. DURATION OF CONDITIONAL FINAL APPROVAL - APPLICATION FEE (ALL ZONING DISTRICTS):

Where any one or more of the conditions and restrictions to be met prior to signing the final plat have not been completed, and/or a final plat is not filed within the prescribed three-hundred-sixty-day filing period (180 days plus additional 90-day extensions at the Board's discretion), an application fee of seven hundred fifty dollars (\$750.00) for re-approval of the plat will be charged for the Planning Board where only a cursory review is necessary. If re-approval is granted, the applicant must submit an application for final approval with the requisite fee and a public hearing may be held. If re-approval is denied without prejudice, then the applicant may submit a new application for preliminary approval and pay the requisite fee listed for "Preliminary Subdivision Review".

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DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE B  
SITE PLAN REVIEW AND APPROVAL – FEES**

**[Added 5-19-2004 by L.L. No. 16-2004; Amended 12-10-2013 by L.L. No. 33-2013<sup>1</sup>;  
Amended 01-01-2024 by L.L. No. 37-2023]**

A. PRE-APPLICATION REVIEW FEE: \$500.00

B. SITE PLAN AND AMENDED SITE PLAN REVIEW FEE:

The site plan or amended site plan application fee shall be the greater of the following two amounts, except for telecommunications facilities which shall pay a flat fee of five hundred dollars (\$500.00) per location.

- (1) One thousand dollars (\$1,000.00) per acre, with each property rounded up to the next full acre, unless the area of disturbance is less than one (1) acre, in which case a flat fee of one thousand dollars (\$1,000.00) shall apply, or
- (2) One thousand dollars (\$1,000.00) plus fifty cents (\$0.50) per square foot for all building gross floor area added to the property.

C. SUPPLEMENTAL REVIEW FEE:

In any instance where an applicant has submitted plans that had undergone more than three (3) map revisions from its initial submittal of the subject application, a supplemental review fee equal to one-third ( $\frac{1}{3}$ ) of the initial site plan fee shall be charged.

D. RE-CERTIFICATION FEE:

In any instance where an applicant has not filed a fully completed Planning Board approved site plan for a building permit with the Department of Engineering Services within the prescribed two (2) year period of filing of a permit, a fee of six hundred dollars (\$600.00) will be charged to re-evaluate the plan in order to determine whether it is in conformance with the previously approved plan, whether there has been a change in the zoning laws, zoning map or Subdivision and Site Plan Regulations affecting the approved plan, and/or whether the SEQRA review must be reopened and re-evaluated other than to restate findings upon which the original approval was granted. If in the judgment of the Director of Planning and Environment and/or the Planning Board, changes in the site plan are not identified as minor, the SEQRA review must be reopened and/or there has been a change in the zoning laws, zoning map or Subdivision and Site Plan Regulations affecting the property, then the fees for "Amended Site Plan Review" shall apply.

<sup>1</sup>Editor's Note: This local law also repealed former Subsection C, which immediately followed, and redesigned former Subsection D as Subsection C.

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**TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE C  
MISCELLANEOUS FEES AND CHARGES**

[Added 5-19-2004 by L.L. No. 16-2004; Amended 12-10-2013 by L.L. No. 33-2013;  
Amended 01-01-2024 by L.L. No. 37-2023]

A. RADIUS SEARCH:

Names and Addresses	\$25.00 Residential
Names and Addresses	\$50.00 Commercial/Industrial
Tax Map Numbers Only	\$20.00
Radius Map	\$10.00
Custom Search/Report	Fee as determined by the Director of Planning

B. MISCELLANEOUS SERVICES:

Zoning Maps	\$35/set or \$5/page
Zoning Verification Letter	\$500.00
Paper Map (photocopy)	\$2.00/square foot
Aperture Card Map (copy)	\$10
ArcView GIS Map print	\$20 "letter size"
	\$30 "A size"
	\$40 "B size"
	\$50 "C size"
	\$100 "D size"
	\$175 "E size"
	\$130 "F size"

The following fees shall be determined by the Town Board: [Added 11-4-2010 by L.L. No. 26-2010<sup>1</sup>]

GIS Monthly Fee  
GIS Annual Fee  
GIS Mobile Applications Monthly Fee  
GIS Mobile Applications Annual Fee

Aerial Maps per 4 aerial units	\$40 "A size"
	\$50 "B size"
	\$70 "C size"
	\$100 "D size"
	\$130 "E size"

C. SIGNS: \$25.00 (per sign)

D. SEQRA:

(1) Short Form EAF	\$250.00
(2) Long Form EAF	\$500.00
(3) Expanded EAF / Draft EIS	\$2,500.00
(4) Final EIS	\$1,000.00

E. LOT LINE CHANGE: \$500.00

F. CERTIFICATE OF CORRECTION: \$500.00

G. BOND RENEWAL FEE: \$100.00

<sup>1</sup>Editor's Note: This local law provided that it shall take effect 1-1-2011.

**H. INSPECTION FEE: [Amended 10-13-2004 by L.L. No. 33-2004]**

- (1) The applicant shall be charged an inspection fee to cover the cost of such inspections as may be reasonably necessary to ensure that required on-site and off-site improvements are completed to the satisfaction of the Town, the work is properly performed and the improvements meet state and local specifications and regulations. The inspection fee shall be nine (9%) percent of the total construction cost of on-site and off-site improvements, whether or not the improvements are to be publicly owned. The cost of construction shall be established by the most recent Town of Huntington "Requirements Contract." Inspection fees shall be paid in full before the Director of Planning and Environment will stamp the approved site plan or sign the final subdivision map.
- (2) At the time of renewal, the amount of the bond shall be recalculated in accordance with the most recent Town of Huntington "Requirements Contract" for all outstanding on-site and off-site improvements. In addition to the renewal fee, an inspection fee calculated at nine percent (9%) of the increase in the bond amount shall be due and payable to the Town.

**I. REMOVAL OF EXCESS MATERIAL. [Amended 8-13-2015 by L.L. No. 34-2015]**

\$2.00 per cubic yard or any part thereof.

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**TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE D  
RECREATION FEE IN LIEU OF PARKLAND**

[Added 5-19-2004 by L.L. No. 16-2004]

A. Major subdivisions. The recreation fee for major subdivisions in the R-5, R-7, R-10, R-15, R-20, R-40 and R-80 zoning districts shall be established as follows:

(1) Recreation fee. If the Planning Board determines that a proper case exists for requiring recreational facilities, but suitable facilities of adequate size to meet the requirement cannot be properly located on the property, a sum of money in lieu thereof equal to 10% of the fair market value of the entire parcel under review shall be provided to the Town by the applicant. In no event shall the recreation fee be less than \$10,000.00 per lot.

(2) Calculation of fair market value. The Planning Board shall obtain an appraisal of the entire parcel under review at the applicant's cost and expense. The parcel shall be appraised as of conditional final approval of the subdivision or site plan. The applicant shall be given an opportunity to review the appraisal and if in agreement, shall provide the Planning Board with a signed notarized statement accepting the appraisal as fair and reasonable. If the applicant rejects the appraisal, the Planning Board shall obtain a second appraisal at the applicant's expense, which, if accepted in writing by the applicant, shall be averaged with the first appraisal. In the event the applicant rejects the second appraisal, they shall obtain a third appraisal by a certified real estate appraiser licensed in the State of New York at their own cost, which shall be averaged with the two (2) prior appraisals to establish the fair market value of the subdivision or site.

(3) In establishing fair market value, the value of existing buildings, accessory structures and other improvements to the land shall not be included in the calculation.

B. Minor subdivisions. The recreation fee for minor subdivisions in the R-5, R-7, R-10, R-15, R-20, R-40 and R-80 zoning districts shall be established as follows: **[Amended 10-13-2004 by L.L. No. 33-2004]**

<b>ZONE</b>	<b>FEE*</b>
R-80 Residence District (2 Acre Zoning)	Up to 4 lots - \$5,000 per lot
R-40 Residence District (1 Acre Zoning)	Up to 4 lots - \$5,000 per lot
R-20 Residence District (1/2 Acre Zoning)	Up to 4 lots - \$4,000 per lot
R-15 Residence District (15,000 Sq. Ft./lot)	Up to 4 lots - \$2,500 per lot
R-10 Residence District (1/4 Acre Zoning)	Up to 4 lots - \$2,500 per lot
R-7 Residence District (7,500 Sq. Ft./lot)	Up to 4 lots - \$2,000 per lot
R-5 Residence District (5,000 Sq. Ft./lot)	Up to 4 lots - \$2,000 per lot

- C. In all other zoning districts, the recreation fee for subdivisions and site plans shall be as follows: [Amended 6-11-2008 by L.L. No. 17-2008; 3-9-2010 by L.L. No. 4-2010]

<b>ZONE</b>	<b>FEE*</b>
R-3M Residence District; R-PUD	\$500.00/Unit
R-HS Residence District	\$500.00/Unit
R-RM Residence District	\$500.00/Unit
R-OSC Residence District	\$500.00/Unit
C-1 Office Residence District	\$1,500.00/Unit*
C-3 Special Business District	\$1,500.00/Unit*
C-4 Neighborhood Business District	\$1,500.00/Unit*
C-6 General Business District	\$1,500.00/Unit*
C-6 Huntington Station Overlay District	\$1,500.00/Unit*
C-8 General Business "A" District	\$1,500.00/Unit*

\*Fees per acre shall be charged for each whole acre as well as for any fraction thereof. A fee of \$1,500 per dwelling unit shall be charged in lieu of parkland set-aside in any commercial zoning district when a residential site plan is approved, presently said districts are C-1, C-3, C-4, C-6, C-6 Huntington Station Overlay District and C-8, however, should residential units be permitted in any other commercial or industrial zoning districts in the future, then the \$1,500 fee shall also apply.

For any of the zoning districts listed above where the proposed project is a "condominium" that will be duly filed as such with the New York State Attorney General, and where there will be no subdivision of land as would be the case with some "Homeowner's Association" and/or "cooperatives," the "Park and Playground Fee" shall be based on the per-unit or per-lot fee for the zoning district in which the development is to be located.

#### D. Exemptions.

- (1) Affordable Housing. Where the Planning Board has determined that the project presents a proper case for requiring a park, playground or other recreational facilities and such amenities are not provided on-site in an affordable housing project, the recreation fee shall be waived, except that the fee shall not be waived if the property has been granted a change of zone by the Huntington Town Board and affordable housing is a component of such zone change pursuant to § 198-13(l) of the Town Code, or successor law. For the purpose of this section, affordable housing shall be defined as set forth in § 198-13(l)(1)(a).
- (2) The recreation fees established herein shall affect all subdivision applications which have not received preliminary approval and residential site plans which have not received final or conditional final approval as of the effective date of this amendment.

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**TOWN OF HUNTINGTON  
DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE E  
ZONING BOARD OF APPEALS FEES  
[Amended 01-01-2024 by L.L. No. 37-2023]**

**Signs:** \$25.00/sign

**RESIDENTIAL ZBA APPLICATIONS:**

Application Fee	\$125.00
Variance	\$125.00
Home Occupation	\$350.00
Conversion of Single to Two-Family Dwelling §198-68(A)(17)	\$750.00
Validation of Non-Conforming Use	\$125.00
Subdivisions/substandard lot variances/per lot	\$250.00

**NON-RESIDENTIAL ZBA APPLICATIONS:**

Application Fee	\$2,500.00
Validation of Non-Conforming Use	\$2,500.00
Special Use Permit §198-27(C)(2) – Auto Sales	\$3,000.00
Special Use Permit §198-68(A)(6) – Distribution/Transit	\$3,000.00
Special Use Permit §198-68(A)(22) – Outdoor Seating	\$3,000.00
Special Use Permit §198-110 (C)(1) – Depth Extension	\$3,000.00
Special Use Permit §198-110 (C)(3) – Parking/Loading Ext	\$3,000.00
Special Use Permit (except as otherwise noted)	\$3,000.00
Subdivisions/substandard lot variances	\$500.00/per lot

**Extension of any ZBA Grant:**

One Year Extension	\$350.00
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**Adjournment of ZBA Hearing:**

Applicant's first request (RESIDENTIAL):	\$75.00
Applicant's first request (COMMERCIAL):	\$150.00
Applicant's second request (RES or COM):	Two times the application fee
Town's adjournment:	No fee. Town will re-send mailings

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DEPARTMENT OF PLANNING AND ENVIRONMENT**

**SCHEDULE F  
WIRELESS FACILITY FEES  
[Amended 04/13/2021 by L.L. No. 11-2021]**

**WIRELESS TELECOMMUNICATIONS FACILITIES LICENSE APPLICATION FEES:**

Attachments on Municipal Property - (outdoors or indoors):	\$3,000.00
(Fire District installations to be used solely for District purposes shall be exempted)	
Attachments on Municipal Facilities and along the Right-of-Ways:	\$3,000.00

**WIRELESS TELECOMMUNICATIONS FACILITIES SPECIAL USE PERMIT APPLICATION FEES:**

Zoning Board of Appeals Special Use Permit: (per application, per site)	\$2,500.00
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**WIRELESS TELECOMMUNICATIONS FACILITIES SITE PLAN PRE-APPLICATION FEES:**

Cellular Antenna Application Fees (Per Site):	
Modification/Addition to Equipment at Existing Carrier Location	\$1,500.00
New Antenna Location with Existing Cellular Antennas (Collocation)	\$3,000.00
New Antenna Location on Existing Structure (Pole/Tower/Building)	\$5,000.00
New Antenna Location on New Structure (Pole/Tower)	\$7,500.00

Small Cell Node Outdoor Application Fees (20 Nodes Max Per Application):	
Modification/Addition to Equipment at Existing Carrier Location	\$250.00
New Node Location with Existing Node (Collocation)	\$550.00
New Node Location on Existing Structure (Pole/Tower/Building)	\$750.00
New Node Location on New Structure (Pole/Tower)	\$900.00

**WIRELESS TELECOMMUNICATIONS FACILITIES SITE PLAN PRE-APPLICATION ESCROW FEES:**

Cellular Antenna Escrow Fees (Per Site):	
Modification/Addition/New Antennas where Antennas Exist (Collocation):	\$6,000.00
New Antenna Location with No Existing Antennas	\$8,500.00
Small Cell Escrow Fees (Per Site):	
Modification/ Addition/New Antennas where Antennas Exist (Collocation):	\$1,000.00
New Antenna Location with No Existing Antennas	\$3,000.00