

Town of Ancram Fee Schedule

(Updated January, 2020)

Building Department & Code Enforcement

Building Permit (good for 12 months) *	\$4 per \$1000 of estimated cost
Minimum Permit Fee	\$50
Renewal of building permit after 12 months **	50% of original fee
Stop Work Order	\$100
Closeout fee	\$35
Above ground pool permit	\$25
In ground swimming pool	\$4 per \$1000 of estimated cost
Final Certificate of Occupancy or Compliance	\$35
Certificate of Inspection – residential	\$75
Certificate of Inspection – commercial	\$100
Abstract Search of Records/Title Search	\$75 per building
Demolition permit	\$50 per building
Sign permit	\$25
Mass Gatherings permit for gatherings of over 500 people	\$500
Fireworks permit for professional fireworks displays	\$100
Commercial Logging permit	\$250
Unsafe Building Notification	\$100
Building condemnation fee	\$100

***Permit fee will be doubled for any work done prior to a building permit being issued.**

****Building Permits will not be renewed after 36 months. Permits for projects not completed within 36 months will be canceled, and a new permit application will be required which complies with the Uniform Fire and Building Code of NY State applicable at the time the new permit is applied for.**

Planning Board Fees*

Minor subdivisions

Application fee	\$250
Advertising fee	\$ 25

Major subdivisions

Application fee	\$500
Advertising fee	\$ 25
Per lot fee	\$100 per lot over 4 lots

Site Plan Review Application Fees

Abbreviated Site Plan Review	\$ 50
Residential Site Plan Review	\$125
Commercial Site plan Review	\$150
Advertising fee	\$ 25 if required

Lot line/Boundary line adjustment	\$ 50
Special use permit	\$150
Special use permit - renewal fee	\$ 75
Planning Board Conditional Permit	\$100

(if required by the Planning Board as a condition of an approved site plan or special use permit)

Supplemental special use permit fees

Assisted living facilities	\$250
Cell Tower	\$250
Commercial Logging Permit	\$250
Floating Business District **	\$500
Gravel Mining Permit or renewal	\$250
Manufactured Home Park **	\$500
Multi-family homes	\$250
Private Airfields	\$250
Shooting preserves	\$250
Wind turbine	\$250

***Local Law #1 of 2004 requires applicants to the Planning Board, Zoning Board of Appeals and Town Board to establish an escrow account to reimburse all costs incurred by the Town for the retention of engineering, planning, legal, technical or environmental consultants or professionals, including Town officials and Town Committees, to assist the Town in its review of matters presented by the applicant, including expenses related to any required SEQRA review. Planning Board fees do not cover charges such as required mailing costs and costs covered under the escrow account outlined above as stipulated in zoning regulations.**

****Requires approval by both the Planning Board and the Town Board**

Zoning Board of Appeals Fees*

Area Variance Application fee	\$100
Use Variance Application fee	\$150
Interpretations/Advisory Opinions	\$150
Zoning Board of Appeals Conditional Permit	\$100

(if required by the Zoning Board of Appeals as a condition of an approved use variance)

These fees would cover advertising, clerk time and general advice from lawyers or other consultants. Other charges, such as required mailing costs and escrow legal/engineer fees, are stipulated in the zoning regulations.

Highway Department Fees

Driveway Permit	\$100 per driveway
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General Town Fees

Dog Licenses	
Spayed/neutered	\$6
Unneutered	\$16
Marriage License	\$30
Certified Copies	\$10
County Recycling permit – Resident	\$50
County Recycling permit – Senior	\$35
County Recycling Permit – Non-resident	\$100
Returned check charge	\$25
Photo copies, including FOIL requests	\$.25 per page
Historic and archived record research	\$25 per hour
Hunting & fishing licenses	NYS Schedule
Zoning reclassification fee	\$500
Performance Bonds	If required, amount TBD by appropriate Board

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