

Town of Ancram Fee Schedule

(Updated February 18, 2021)

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	\$75
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
Short term rental property inspection	\$250

***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 (if not done concurrently with a major or minor subdivision)	
Abbreviated Site Plan Review	\$ 50
Residential Site Plan Review	\$125
Commercial Site plan Review	\$150
Advertising fee	\$ 25
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)	
The following special use permit fees will apply to the following applications instead of the \$150 fee indicated above:	
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 turbines	\$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 advertising, mailings or 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.**

****Including Short Term Rental SUP**

*****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)

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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 the Board