

2024 Town of Ancram Fee Schedule

11/19/2023

Building Department & Code Enforcement

Building Permit (good for 12 months) *	\$5 per \$1000 of estimated cost
Minimum Permit Fee	\$75
Renewal of building permit after 12 months **	50% of original fee
Stop Work Order	\$100
Above ground pool permit	\$25
Inground swimming pool	\$5 per \$1000 of estimated cost
Final Certificate of Occupancy or Compliance	\$35
Certificate of Inspection – residential	\$100
Certificate of Inspection – commercial	\$125
Abstract Search of Records/Title Search	\$100 per building
Demolition permit	\$75 per building
Sign permit	\$35/
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
Short term rental property inspection - renewal	\$100
Order to Remedy Violation	\$100
Fee for not responding after 2 notices of expired	\$100

Building Permit or STR Renewal

* 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.

*** Also subject to a Planning Board fee in the amount of \$250 and the cost of mailings and publication

Planning Board Fees ^{1, 2}

Minor subdivisions	
Application fee	\$ 250
Advertising fee	\$ 100
Major subdivisions	
Application fee	\$500
Advertising fee	\$100
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	\$ 250
Abbreviated Site Plan Review for Agricultural Uses	\$150
Residential Site Plan Review	\$ 300
Commercial Site plan Review	\$ 500
Commercial Site Plan Inspection Escrow	\$1000
Advertising Fees	\$ 100
Lot line/Boundary line adjustment	\$ 100
Special use permit	\$ 500 (excluding some uses)
Special use permit - renewal fee	\$ 150
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 \$500 Special Use Permit fee indicated above:

Short Term Rental ³	\$250
Short Term Rental Renewal³	\$100
Assisted living facilities	\$750
Cell Tower	\$750
Commercial Logging Permit	\$750
Floating Business District ⁴	\$1000
Gravel Mining Permit	\$750
Gravel Mining Permit Renewal	\$500
Manufactured Home Park ⁴	\$1000
Multi-family homes	\$750
Private Airfields	\$750
Shooting preserves	\$750
Wind turbines	\$750
Solar Farm	\$1000
Inn/Hotel/Motel/Lodge/Retreat Center/Resort	\$750
Clustered STR	\$750
Autobody Repair/Paint Shop	\$750
Renewal of the above, unless otherwise noted	\$250

Residential Accessory Uses:

Animals for hobby/home use	\$150
Self Storage Pod placed 120 days or greater	\$150
Ground Mounted Solar	\$250
Outdoor Wood Furnace	\$250

Private Animal Training Area	\$250
Private Barn/Stable	\$250
Private Horse Course	\$250
Renewal of Above Residential Accessory Uses	\$ 75

¹ 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.

² Pursuant to the Ancram Zoning Law, certain applications may require an inspection escrow. The Ancram Town Board has set the Commercial Site Plan Inspection Escrow at \$1000. If additional funds are needed for an inspection escrow account the applicant will be notified. Any unused escrow funds will be returned to the applicant after project completion. The Ancram Planning Board may impose inspection escrows for other types of applications.

³ Requires approval by both the Planning Board and the Building Department

⁴ Requires approval by both the Planning Board and the Town Board

Zoning Board of Appeals Fees¹

Area Variance Application fee	\$250
Use Variance Application fee	\$250
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	\$150 per driveway
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General Town Fees

Dog Licenses	
Spayed/neutered	\$6
Unneutered	\$16
Marriage License	\$40
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
Historic and archived record research
Zoning reclassification fee
Performance Bonds

\$.25 per page
\$25 per hour
\$500
If required, amount TBD by
appropriate the Board