Village of New Paltz - Zoning Board of Appeals

25 Plattekill Avenue, New Paltz, NY 12516
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Office: 845-255-3055 FAX: 845-255-5103

Zoning Board of Appeals (ZBA)

Schedule of Fees

Effective 1/1/2026

The following fees for appeals to the ZBA are specifically included in the Code of the Village of New Paltz and are set by the Village Board of Trustees in the Village of New Paltz Fee Schedule:

Area Variance Application Fee	$300 see § 212-59(A)(3)(a)(1)
Use Variance Application Fee	$400 see § 212-59(A)(3)(a)(2)
Appeal of Building Inspector's Decision	$500 see § 212-59(A)(3)(a)(4) (50% refunded if appeal is upheld)
Interpretation of Code	$300 see § 212-59(A)(3)(a)(3)

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SCHEDULE OF ESCROW DEPOSITS

The Zoning Board of Appeals (ZBA) has adopted the following schedule of escrow deposits. This Schedule shall be kept on file in the Building Department and in the offices of the Village Clerk and ZBA Secretary. The initial escrow deposit of an amount prescribed by this Schedule shall be collected at the time an application is filed. No application shall be deemed administratively complete until such escrow deposit has been received. The ZBA may modify the required amount in escrow during the review process.

Initial Escrow Deposit By Application Type (and Dollar Amount):

Area Variance

For each Variance required:	**$500**

Use Variance

For each non-conforming use being requested:	**$1000**

Appeal of Building Inspector's Decision

For each section of zoning law being disputed:	**$1000**

Interpretation of Code (amount to be determined by the Director of Planning & Zoning)

If the amount in escrow becomes less than half of the required deposit, then the applicant shall replenish the escrow to at least its required deposit or to a new amount approved by the ZBA. Otherwise review will be suspended until the escrow account is replenished.