DEPARTMENT OF BUILDING, PLANNING & ZONING
VILLAGE OF NEW PALTZ
25 Plattekill Avenue, New Paltz, NY 12561
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2026 Planning Board Fee Schedule*
Effective 1/1/2026

*Fees are for reference only. Please do not submit payment until an invoice has been received.
Please note that application fees are non-refundable.
Changes are in red

Pre-application Review Fee [212-23(A)(2)(a)]	$250.00

Site Plan Approval: [212-23(A)(2)(b)]

Exterior renovations to existing structure	$600, flat rate
Site Plan, sitework only, no structural changes or additions	$300
1. Accessory Structures	$300
2. Change of Use, no exterior Changes (Including additional bedrooms)	$500, no additional
3. New Construction, residential	$750
4. New Construction, commercial and multifamily	$750 (up to 5,000 Square Feet) $1200 (up to 10,000 Square Feet) $2400 (up to 30,000 Square Feet) $4800 (More than 30,000 Square Feet)

Amended Site Plan: [212-23(A)(2)(c)] Use Site Plan fee schedule

Recreation Fee [212-23(J)(3)]

Recreation fee – Subdivision	$6000 per lot
Recreation fee – Site Plan (per dwelling unit, based on gross ft^2)	
More than or equal to 2000 ft^2	$6000 per dwelling unit
Between 1600ft2 – 1999 ft^2	$5000 per dwelling unit
Between 1200ft2 – 1599ft^2	$4675 per dwelling unit
Between 1000ft2 – 1199 ft^2	$4125 per dwelling unit
Between 501ft2 – 999ft^2	$3575 per dwelling unit
Less than or equal to 500ft^2	$2475 per dwelling unit

Special Use Permits [212-39(A)(3)]	All special use permits also require Site Plan approval
Application	$600 + Site Plan fee
Subdivision of Land [178-24]	
Sketch plan	$250
Lot Improvement	
Application	$200
Preliminary Plat	
Minor,	$400 + $100 per each new lot
Major	$750 + $250 per each new lot
Final Subdivision Plat	
Major	$500 + $100 per each new lot
Penalties for offenses	$3,000

SCHEDULE OF ESCROW DEPOSITS

The escrow amounts will be determined by the Director of Planning & Zoning, after the application has been reviewed.

For more information, you can find the Village of New Paltz escrow code here: https://ecode360.com/7240857.

PLEASE READ:

* If any initial deposit is depleted to less than half the original amount, the applicant shall replenish the escrow account to the original amount if the consultant and Director of Planning & Zoning or his or her designee, deem it necessary. In such an event, professional review may be suspended until the escrow account is replenished.

** At the request of the consultant or the applicant, the Planning Board may modify the amount of any required initial deposit, consistent with the standards set forth in §212-66 of the Code of the Village of New Paltz.

*** Should the services of a professional consultant be deemed necessary during the review process, the applicant shall be responsible for paying all individual invoices potentially accumulated.