

**TOWN OF YORKTOWN
PLANNING BOARD**
Commercial Site Fee Schedule

Project Name: _____ **Date:** _____

Section-Block-Lot: _____

Total Site Acreage: _____

If solar, acres disturbed: _____

Zone: _____

Building Size (sq ft): _____

Pre-Preliminary Application (optional)	Fee:	Submit to:	Amount Due:	Date Paid:	Check #
Application Fee (optional)	\$100	Planning	---		

Formal Application					
Application Fee	\$3,937+\$393/acre	Planning	\$3,937.00		
ABACA Review	\$250+\$200/1,000 SF or less, up to 10,000 SF + \$75/add'l 1,000 SF	Planning	\$250.00		
Initial Legal Review Escrow for Site Plan*	\$1,000	Planning	\$1,000.00		

Special Use Permit					
Special Use Permit Fee	\$625 per initial application, \$312 renewal (if applicable)	Planning	\$625.00		
Initial Legal Review Escrow for Special Use Permit*	\$1,250	Planning	\$1,250.00		

Environmental Permits & Review					
SWPPP/Erosion Control Permit Application	\$1,500	Engineering	\$1,500.00		
Initial Legal Review Escrow for Stormwater Agreements*	\$1,000	Engineering	\$1,000.00		
Wetland Permit Application	\$1,800	Engineering	\$1,800.00		
Tree Removal Permit	No fee.	Planning	\$0.00		
Town Consultant Wetland/Env. Review	To Be Determined at time of study authorization.	Planning	TBD		
Town Consultant Traffic Study Review	To Be Determined at time of study authorization.	Planning	TBD		
Town Consultant Historic Resource Review	To Be Determined at time of study authorization.	Planning	TBD		

SEQRA Review					
Initial Legal Review Escrow for SEQR documents*	\$750	Planning	\$750.00		
SEQRA DEIS	.002 x dev cost, including land & building	Planning	TBD		
SEQRA FEIS	.001 x dev cost, including land & building	Planning	TBD		

Final Project Fees					
Initial Legal Review Escrow for Resolution*	\$1,000	Planning	\$1,000.00		
General Development Fee	14¢/SF	Planning	\$0.00		

Site Work Estimate					
Street Improvements & Utilities	8% of cost of improvements, excluding building	Engineering	TBD		
Performance Bond	Determined from site work estimate submitted by applicant.	Engineering	TBD		
Wetland Bond	Determined from approved plans.	Engineering	TBD		
Erosion Control Bond	Determined from approved plans.	Engineering	TBD		
Landscape Bond	Determined from approved plans.	Engineering	TBD		

*All hours after Initial Review (up to 5 hours) to be billed to applicant at hourly rate of \$275/hour.
 Note: Fees are subject to change by the Town Board. Applicable amounts will apply when fees are due.
 This form last revised: December 2025.