

Kathleen Martin, Mayor  
Nick Forlano, Deputy Mayor  
Anne Machado, Trustee  
Tricia Rice, Trustee  
Anthony Ruggiero, Trustee



Pam Ruyack, Village Clerk  
Jen Brown, Treasurer

## BUILDING DEPARTMENT

### RESIDENTIAL BUILDING PERMITS

Minimum Fee (or minimum fee required to submit an application) \$75.00

See miscellaneous fees for retroactive work, electrical only work etc

New Home Construction (per \$1,000 of estimated value) \$12.00/\$1K

New Construction (on existing residential properties):

See miscellaneous fees for retroactive work, electrical only work, etc.

Additions \$0.40/sq.ft.

New finished areas including, but not limited to,  
living areas, kitchens, bathrooms, bedrooms, closets,  
etc.

Interior Alterations \$0.30/sq.ft.

Existing finished areas including, but not limited to,  
living areas, kitchens, bathrooms, bedrooms, closets,  
etc.

Garages:

Attached \$0.40/sq.ft.

Detached \$0.40/sq.ft.

Storage Buildings (sheds):

Up to 400 square feet \$75.00

Decks/Porches/Patios:

Open or with roof cover only \$0.30/sq.ft.

Enclosed \$0.40/sq.ft.

Patios (impervious) \$0.20/sq.ft.

Plumbing installations (alterations not included):

Kitchens \$20.00 each

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Half bath (two fixtures) \$20.00 each

Full bath (three fixtures) \$20.00 each

Future rough-in \$10.00 each

Pools:

Above ground (deck, platform or patio not included) \$75.00 each

In ground (deck, platform or patio not included) \$75.00 each

Conversions:

Extended one-family use (alterations not included) \$125.00 each

Accessory apartment use (alterations not included) \$125.00 each

Heating Equipment (Furnaces, Boilers, Woodstoves, Pellet Stoves, Fireplaces, Central Air, etc.):

New installations (alterations not included) \$75.00 each

Replacements (alterations not included) \$75.00 each

#### COMMERCIAL BUILDING PERMITS

Minimum Fee (includes work with an estimated value of up to \$5,000) \$250.00

Then add for each \$1,000 of value over \$5,000 and up to \$1,000,000 \$12.00/\$1K

Then add for each \$1,000 of value over \$1,000,000 and up to \$5,000,000 \$10.00/\$1K

Then add for each \$1,000 of value over \$5,000,000 and up to \$10,000,000 \$8.00/\$1K

Then add for each \$1,000 of value over \$10,000,000 and up to \$15,000,000 \$6.00/\$1K

Then add for each \$1,000 of value over \$15,000,000 \$4.00/\$1K

#### MISCELLANEOUS FEES – RESIDENTIAL AND COMMERCIAL

Sign Perm. One sided-\$150 double sided-\$250

Retroactive Work (in addition to above fees for each occurrence) \$250.00 PLUS

Additional fee required to submit a Building Permit application 10% of the cost of construction

or amendment to a Building Permit for work commenced or completed prior to approval of such Building Permit or amendment.

Electrical Work Only \$75.00 each

Home Occupation Permit (initial) \$ 100.00

(Requires a building permit.) (renewal)\$ 50.00 per year

Temporary Construction/Office/Residential Trailer (may require Planning Board Approval) \$125.00/year

Building Plan Revision Fee (Post-Approval) \$75.00

Inspection Request/Zoning Compliance Inspection (per inspection/inspector) \$75.00

Inspection Request (After/Before Business Hours, per inspection/inspector) \$150.00/hour

Re-inspection Fee (for re-scheduling of inspections, assessed at the discretion of the Building Inspector) \$75.00 each

Municipal Files Searches (transcript of records only):

Residential \$175.00 each

Commercial (Single Occupancy to 5,000 sq. ft.) \$300.00 each

Commercial (Single Occupancy over 5,000 sq. ft.) \$500.00 each

Commercial (each additional occupancy) \$100.00 each

Additional fee for an on-site verification inspection \$75.00 each

## BUILDING DEPARTMENT FEES (continued)

### Costs to be Included:

Architect's fees, footings, foundations, excavation, septic systems, utilities, water, transportation and setting costs for modular buildings, and finally, the total labor, materials, and/or purchase price of the building or improvement

### Costs Not to be Included:

Purchase price of the land and surveying, subdivision costs and fees, road construction and general site improvement, appliances, and furniture.

Commercial and Multi-family residential: Where special site conditions require full-time inspection, the additional cost will be paid by the applicant.

#### (1) Other inspections and fees related to building construction:

(a) Requested inspections outside of normal business hours: fifty dollars (\$50) per hour [minimum charge: two (2) hours in addition to the permit fee].

(b) Additional plan review required by changes, additions or revisions to approved plans: fifty dollars (\$50) per hour.

(c) If an application for a building permit is not approved, the applicant shall be entitled to a refund of fifty percent (50%) of the fee paid. There is no refund on approved and issued permits.

(d) Building permit extension of one year: RESIDENTIAL twenty-five dollars (\$25) or ten percent (10%) of the original building permit fee, whichever is larger. COMMERCIAL fifteen percent (15%) of the original building permit fee.

(2) Certificate of Occupancy: If a building permit is in effect: fifty dollars (\$50) for one- or two-family dwellings. For all others, the charge is fifty percent (50%) of building permit fee. If a building permit is not in effect due to it having expired: and the work is partially or completely done, then in addition to the Certificate of Occupancy fee and Building Permit fee, there will be an additional compliance fee of two hundred dollars (\$200) for a one- or two-family dwelling and one thousand dollars (\$1000.) for all other uses.

#### (3) Temporary Certificates of Occupancy:

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- (a) First temporary Certificate of Occupancy: two hundred fifty dollars (\$250) plus performance bond on remaining work required under site plan approval.
- (b) Second and subsequent temporary Certificates of Occupancy: two hundred fifty dollars (\$250).
- (c) No more than three (3) Temporary Certificates will be issued.

(4) Copy Certificate of Occupancy title search:  
Residential Property \$100.00 Commercial Property \$100.00

(5) Demolition permit:  
Residential Property \$300.00  
Commercial Property \$500.00 plus \$ .20 per square foot + CC Fee

(6) Blasting & Excavating Fee: two hundred dollars (\$200) per parcel. Permit expires 30 days after issuance

(7) Other Permits (includes inspection & issuance of a certificate of compliance):

- (a) Fences – fifty dollars (\$50)
- (b) Roofs – based on cost of construction + CC Fee (Residential/Commercial)

(8) Fire Inspections: As mandated by the Uniform Fire Prevention & Building Code For each visit, fee based on gross square footage of floor area.

#### FIRE PREVENTION FEES

PERMITS (Chapters 42, 65, 74: TITLE 19 NYCRR PART 1203)  
(By Fire Permit Process)

#### PUBLIC ASSEMBLY USE

Events up to 5,500 Persons \$250.00  
Events up to 6,500 Persons \$500.00  
Events up to 7,500 Persons \$750.00  
Events over 7,500 Persons \$1,000.00

#### COMMERCIAL USES AND OCCUPANCIES

Commercial occupancies (up to 10,000 gross floor area) \$250.00/year  
Each additional 10,000 gross floor area (up to max of \$2500)  
\$100.00

Hospitals, Nursing Homes, Healthcare Facilities (to 10,000 gross floor area)  
\$250.00/year

Each additional 10,000 gross floor area \$100.00

Multi-Family Dwellings (includes common area, recreation area and common boiler inspection):

Up to ten (10) Residential Units \$250.00/year

Each Additional five (5) Residential Units \$25.00/year

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Special Events (per occurrence) \$250.00/each  
Outdoor assemblies; outdoor sales; commercial tents and membrane structures; carnivals  
and  
fairs; concerts; fireworks; etc.  
Single Day Tent \$125.00

#### COMMERCIAL MULTIPLE TENANT BUILDINGS

(Common fire prevention/HVAC)  
Common Areas (Landlord Space) \$250.00  
Individual Tenant Spaces \$150.00

#### COMMERCIAL ONLY

Fire Inspection Plan Review \$100.00  
Fire Inspection Plan Review for Sprinkler \$250.00  
Fire Protection Equipment – Sprinklers & Fire Suppression Systems:  
New installations (by building permit process) \$250.00  
Renovations or modifications to existing systems (by Building Permit process) \$125.00  
In the event the Fire Inspector is required to inspect a premise a third time to ensure  
compliance with the Code an additional fee of \$125 is to be charged.

In the event the Fire Inspector is required to inspect a premise a fourth time to ensure  
compliance with the Code an additional fee of \$150 is to be charged.

In the event of non-compliance with the Fire Inspector's recommendations after a fourth  
visit the property owner will be subject to fines and expenses imposed by the Village  
Justice Court.

#### (9) Commercial Solar Facilities and Battery Storage Facilities:

- (a) Planning Board Application Fees:  
Solar Facility – One Thousand Dollars (\$1,000) per MW of Capacity Battery Facility –  
One Thousand Dollars (\$1,000) per MW of Capacity
- (b) Building Permit Application Fees:  
Solar Facility – Nine Thousand Dollars (\$9,000) per MW of Capacity Battery Facility –  
Four Thousand Five Hundred Dollars (\$4,500) per MW of Capacity.

#### A. PLANNING BOARD FEES [Note: Refunds of site plan fees shall be limited to plans withdrawn prior to Planning Board review.]:

- (1) Site plans, residential (attached; multiple dwellings; duplex, etc.): five hundred  
dollars (\$500) per dwelling unit applied for, plus one hundred dollars (\$100) per one  
thousand (1,000) gross square feet of nonresidential structure.
- (2) Site plans, commercial/office/individual, multi-family:

(a) Six hundred dollars (\$600), plus a fee based on the gross square footage of the floor area and of affected site area as follows:

SIZE OF STRUCTURES IN SQUARE FEET	FEE PER SQUARE FOOT
Up to 2,000	\$ 0.30
Over 2,000 up to 5,000	\$600 plus \$0.25 over 2,000
Over 5,000 up to 20,000	\$1,250 plus \$0.20 over 5,000
Over 20,000 up to 50,000	\$4,000 plus \$0.15 over 20,000
Over 50,000	\$7,500 plus \$0.10 over 50,000

(b) Site plan for signs only: 1-Side one hundred and fifty dollars (\$150) 2-Sides - two hundred and fifty dollars (\$250)

(c) Site Plan for Certificate of appropriateness: two hundred dollars (\$200)

(3) Parkland and Recreation fee: five thousand (\$5000) per dwelling unit or lot.

(4) Site plan renewal/extension: twenty percent (20%) of application fee.

(5) Special Use Permit: one hundred dollars (\$100) plus Site Plan fees.

(6) SEQR review [additional fee]:

(a) SEQR, Type II and unlisted actions: included in site plan fee except when a positive SEQR declaration is reached, in which case the fees are the same as for a Type I action.

(b) Type I action: application fee of three hundred dollars (\$300.) plus actual expense of review (time and materials), subject to the fee limitation in 6 NYCRR Part 617.13.

2% of total cost for residential;

½ of 1% of total cost as provided in 6 NYCRR 617.13

(7) Subdivisions:

(a) Sketch plan review: One hundred dollars (\$100) for each submission to Planning Board.

(b) Lot line revision for adjustments and deletions; Two Hundred Dollars (\$200) per lot line adjusted or deleted.

(c) Preliminary plat, major subdivision: Three hundred dollars (\$300) base fee, plus two hundred dollars (\$200) per each newly created lot.

(d) Preliminary plat, minor subdivision: Three hundred dollars (\$300), plus one hundred (100) per lot.

(8) Workshop: A fifty (\$50) dollar cancellation fee will be charged to all persons making appointments to the monthly workshop sessions. This fee is to be received at the scheduling of workshop appointments and will be returned to the individual at the time of the appointment. If the appointment is not kept the fee will be retained by the Village.

B. ZONING BOARD OF APPEALS FEES RESIDENTIAL (1 & 2 Family)

- (1) Area Variance: one thousand dollars (\$1000)
- (2) Use Variance: one thousand dollars (\$1000)
- (3) 734 -Variances: five hundred dollars (\$500)
- (4) Interpretation: four hundred dollars (\$400)
- (5) Appeals from decisions of administrative officer: three hundred dollars (\$300)

Cost of public hearing included in the fee.

COMMERCIAL (Including Multi-family)

- (1) Area Variance: twenty-five hundred dollars (\$2500)
- (2) Use Variance: twenty-five hundred dollars (\$2500)

Cost of public hearing included in the fee.

All Variance requests require a Public Hearing

C. ESCROW AMOUNTS

(1) Upon application to the Village Board, Building Department, Planning Board or Zoning Board of Appeals for any action or approval provided by law, the applicant shall deposit with the Village an amount determined by the approving agency to be sufficient to cover the reasonable and necessary costs of engineering, planning, legal and other consulting fees incurred by the Village in connection with the inspection and review of the application, including all costs necessary to comply with the State Environmental Quality Review Act. The approving agency may require the deposit of additional amounts from time to time thereafter if necessitated by further professional consulting fees in connection with the inspection and review of an application. If such additional amount is not deposited with the Village within 20 days after the applicant is notified in writing of the requirement for such additional deposit, the approving agency may suspend its inspection and review of the application. The amount of the deposits and costs set forth herein shall be audited by the Village Treasurer.

(2) Any portion of the deposit that is not expended during the inspection and review of the application shall be returned to the applicant upon final approval by the Village.

(3) Should the actual consulting fees exceed the deposit made to the Village for the application, the applicant shall reimburse the Village for the difference prior to the final approval of the application. No final approval shall be granted to the applicant unless all professional consulting fees charged in connection with the inspection and review of the application have been reimbursed to the Village.

(4) The deposits made to the Village hereunder shall be placed in an account deemed appropriate by the Village Board.