

## 2021 Planning and Zoning Board of Appeals Fees – Town of Rochester

### Planning Board fees:

Pre-App Conference (at a meeting)	Free
Pre-App Conference (independent meeting)	varies upon determination of town costs
Home Occupation	\$ 200.00
Sign Permit	\$ 150.00
Special Use Permit – Existing Structure	\$ 350.00
Special Use Permit – New Construction 4000 sq ft or less	\$ 500.00
Special Use Permit – New Construction greater than 4000 sq ft	\$ 650.00
Site Plan Approval – Existing Structure	\$ 200.00
Site Plan Approval – New Construction 4000 sq ft or less	\$ 300.00
Site Plan Approval – New Construction greater than 4000 sq ft	\$ 400.00
Minor Subdivision	\$ 250.00 + \$ 100.00 for each <u>new</u> lot
Major Subdivision	\$ 500.00 + \$ 100.00 for each <u>new</u> lot
Recreation Fees*	\$ 500.00 per lot over 5 lots
*at option of Planning Board NYS Town Law §277 (4)	
Natural Subdivision	\$ 100.00
Lot line adjustment	\$ 100.00

### Zoning Board of Appeals:

Pre-App Conference (at a meeting)	Free
Pre-App Conference (independent meeting)	varies upon determination of town costs
Area Variance	\$ 200.00
Use Variance	\$ 300.00
Appeal of Code Enforcement	\$ 300.00 * refunded if successfully appealed
Code interpretation	\$ 50.00