**LOCAL LAW NO.: 1-2025**

**LOCAL LAW AMENDING THE TOWN OF DEWITT TOWN CODE CHAPTER 15 SECTION 15-10 ENTITLED "SCHEDULE OF DEVELOPMENT FEES; SCHEDULE OF PARKLAND FEES" TO ESTABLISH AN AMENDED FEE SCHEDULE IN SECTION 15-10(A) ENTITLED "SCHEDULE OF DEVELOPMENT FEES"**

---

**Be it enacted by the Town Board of the Town of DeWitt as follows:**

**Section 1:** The Town of DeWitt Town Code, being Local Law No. 1 of 1991, as has previously been amended, is hereby further amended to include an amended Section 15-10(A) entitled "Schedule of Development Fees" as follows:

**§ 15-10. Schedule of Development Fees; Schedule of Parkland Fees.**

**A. Schedule of Development Fees**

| **Item** | | | **Fee** |
|---|---|---|---|
| **I.** | **Development Permit Fees** | | |
| | 1. | Base fee[1] | $200 |
| | 2. | Residential[2] (based on cost of construction) | plus $8/$1,000 |
| | 3. | Commercial[3] (based on cost of construction) | |
| | | First $1,000,000 of construction cost; and | plus $15/$1,000 |
| | | >$1,000,000 to $5,000,000 of construction cost; and | plus $10/$1,000 |
| | | >$5,000,000 to $10,000,000 of construction cost; and | plus $8/$1,000 |
| | | >$10,000,000 construction cost | plus $5/$1,000 |
| | 4. | Commercial parking lot paving permit | $200 |
| | 5. | Residential driveway permit | $50 |
| | 6. | Operating permit | $65 |
| | 7. | Operating permit – fireworks | $200 |
| | 8. | Unified solar permit | |
| | | Residential 12kW or less | $60 |
| | | Residential over 12kW and all Commercial | $60 plus $6 per thousand of construction cost |
| | 9. | Building Safety (Fire) Inspection fee[4] | |
| | | Building/tenant size 5,000 SF[5] or less | $75 |
| | | Building/tenant size 5,000 SF – 20,000 SF | $100 |
| | | Building/tenant size 20,000 SF – 100,000 SF | $125 |
| | | Building/tenant size greater than 100,000 SF | $200 |
| | | Apartment complexes with 15 or more buildings | $300 |

[1] Base fee required for all New York State uniform requirements and local property improvement requirements.
[2] Includes any permit in residential (R-0, R-1, R-1A, R-2, R-3) zoning districts and permits for non-conforming existing residential homes in non-residential zoning districts.
[3] Includes any permit in non-residential (Business, Business Transitional, Special Business Transitional, Industrial, Hi-Tech, Office and Professional, etc.) zoning districts.
[4] Public and nonprofit agencies are exempt from fire inspection fees.
[5] SF is square feet.

| | | | |
|---|---|---|---|
| | 10. | Zoning compliance letter | $65 |
| | 11. | After-hours inspection fee | $95 |
| | 12. | Small cell wireless facility | $500 plus $100 per each additional facility (up to 5) |
| | 13. | New or replacement wireless support structure and/or equipment | $1,000 |
| | | | |
| **II.** | **Zoning Board of Appeals Fees** | | |
| | 1. | Area variance: Residential | $325 plus $75 per each additional variance |
| | 2. | Area variance: Commercial | $1,500 for first 5 variances plus $200 per each additional variance |
| | 3. | Use variance | $1,000 |
| | 4. | Signage requiring a variance | $500 per sign |
| | 5. | Special permit | $500 |
| | | | |
| **III.** | **Planning Board Fees** | | |
| | 1. | Base fee | $1,100 |
| | | Total lot area 1 acre or less; or | no additional fee |
| | | Total lot area greater than 1 acre, less than 3 acres; or | plus $1,000 |
| | | Total lot area 3 acres or greater | plus $2,500 |
| | 2. | Site plan review application for new or added square footage or change of use greater than 1,000 SF | plus $20/1,000 SF |
| | 3. | Subdivision review | plus $40/lot |
| | 4. | Zone change | $1,500 |
| | 5. | Amended site plan review application: changes to a site plan approved in the last 2 years | $500 |
| | 6. | Site plan application: signage only | $500 |
| | 7. | Site plan application: EV chargers only | $100 per EV charger |
| | 8. | Simple subdivision: lot line adjustment or lot combination (no new lots) | $300 |
| | | | |
| **IV.** | **Annual Fees** | | |
| | 1. | CRESigns | $300/year |
| | 2. | Small Cell Wireless Facility | $270/year |
| | | | |
| **V.** | **Legal/Engineering Consultant Fees** | | |
| | Fees to offset review expenses for Planning Board projects are collected and placed in a separate escrow account at the time of application to the Board. Any balance is returned to the applicant at the time of completion of a project. When escrow fund balance falls below $500 prior to project completion, a written request will be made for an additional $1,000 fee. | | |
| | 1. | Total lot area 1 acre or less | $1,000 |
| | 2. | Total lot area greater than 1 acre, less than 3 acres | $2,500 |
| | 3. | Total lot area 3 acres or greater | $4,000 |
| | 4. | Site plan application: signage only | $1,000 |
| | 5. | Site plan application: EV chargers only | $1,000 |
| | | | |
| **VI.** | **Project Notice Sign Rental Fees** | | |

| | |
|---|---|
| | Rental fee is $75 for the first sign, plus a $40 fee for each additional sign. A $35 per sign refund will be issued for each sign returned to the Town of DeWitt Planning and Zoning Department. |

**B. Schedule of Parkland Fees**

For R-0, R-1, R-1-A, R-2, and R-3 districts, a fee of $1,000 per unit applies.

**C.** The Schedule of Development Fees and Schedule of Parkland Fees may be amended from time to time by resolution of the Town Board of the Town of DeWitt.

**Section 2:** Local Law No. 1 of 2005 and as amended, remains in full force and effect except as hereinabove amended.

**Section 3:** This local law shall take effect immediately upon posting and publication as required by law and filing with the Secretary of State.