



TOWN OF ULYSSES

BUILDING, CODE, PLANNING, & ZONING DEPARTMENT

2024 Department Fee Schedule

Building, Code, Planning, & Zoning 2024 Fees	
Planning & Zoning	
REZONES	
Rezone, up to 5 acres and compatible with Land Use Map	350*
Rezone, greater than 5 acres and compatible with Land Use Map	\$350 + \$50 per acre*
Comp Plan Land Use Map Amendment	\$5,000 + rezone fees*
Development District	5,000*
VARIANCES	
Area Variances	
Residential, 1 - 2 dwelling units	175*
Residential, multi-unit	225*
Non-residential	300*
Use Variances	
Residential	250*
Non-residential	500*
Appeals of Zoning Code Officer Decision	150*
SUBDIVISIONS	
Minor Subdivision	200*
Major Subdivision	
Sketch Plat Review	150*
Preliminary Plat Review	\$150 + \$100 per lot*
Final Plat Review	50% of Preliminary Plat Review*
Plat amendments/Re-plats	Same fees as listed above if creating one or more new lots

SITE PLAN REVIEWS	
Sketch Plan Review	125*
Final Plan Review (based on estimated project cost):	
\$1 - \$49,999.99	250*
\$50,000 - \$99,999.99	350*
\$100,000 - \$249,999.99	400*
\$250,000 - \$499,999.99	500*
\$500,000 - \$999,999.99	750*
\$1,000,000 - \$2,499,999.99	1000*
\$2,500,000 - \$4,999,999.99	1500*
\$5,000,000 - \$9,999,999.99	2000*
\$10,000,000 - \$19,999,999.99	2500*
\$20,000,000 and over	3000*
Projects With Interior Work Only/Change of Use	200*
Amendments to approved site plans	50% of Regular Fees*
Special Use Permit	\$300 + Site Plan Fees*

Other Planning & Zoning	
Lot Line Alteration	\$100
Zoning Verification Letter	\$75
Non-conforming certifications	\$100
Floodplain Development	\$250
Zoning Code Amendments	
Letter requesting initiation	100*
Fee if Town Board agrees to consider	500*
*Additional Costs As Required	
Board agenda processing	\$30
Public Hearing processing	\$50 + cost of legal notice in paper
Special studies required, e.g. wetland delineations, geotechnical reports, traffic	\$200 per study
Storm Water Pollution Prevention Plan Review 3	\$110 + fees
SEQR Review	
Short Environmental Assessment Form Review	\$50
Full Environmental Assessment Form Review	\$250
Environmental Impact Statement or Addendum to EIS	Cost Recovery
Legal, Engineering, and other professional fees incurred as part of project review to be borne by the applicant.	
Time extensions for any approved project	\$100
Copies of Comp Plan, etc	\$17/copy

Building Permits	
1 & 2 Family Residences, inc. finished basements	\$0.60/SF or \$7/K, (greater #)
Modular	\$0.50/SF
Unfinished basements	\$0.35/SF
Multiple dwelling/multi-residential	\$325 + \$7/K
Commercial building	\$525 + \$7/K
Alterations, Renovations, Additions, (R)	\$175 + \$7/K
Alterations, Renovations, Additions, (C)	\$500 + \$7/K
Accessory Building - separate from main building	\$70 + \$7/K
Accessory Building - attached to 1 & 2 family res.	\$70 + \$7/K
Prefabricated Shed	\$70 + \$7/K
Pools	\$100 + \$7/K
Roof	\$90 + \$7/K
Deck	\$90 + \$7/K
Plumbing	\$100.00
Building permit renewal	1/2 original fee
Building begun without valid permit	2x Fee
Solar, wind, alt energy - residential	\$100
Solar, wind, alt energy - commercial	\$500 if <1,000 SF, + \$0.50/SF if >1,000SF
Sign Permit	100 per sign
Fence	\$50
Woodstove or heating unit	\$100
Demolition	\$100 \$2/K
Other Building & Code	
Operating Permit	\$75
Fireworks Display	\$150
Special Event Operating Permit - >2000 attendees	\$300 + Site Plan Fees + inspections
Special Event Operating Permit - <2000 attendees	\$150 + Site Plan Fees + inspections
Fire inspection	\$75/2, then \$75/additional
Zoning Compliance Review	10% of overall permit fees