



Land Use Application And Review Fee Schedule

Instructions:

- Below is the schedule of basic fees for each Land Use Application “package: In the tables below, the application number (App #) on the leftmost column refers to the application type filed with the Town of Brookhaven.
- Additional fees may be charged in connection with the Land Use application, which is determined upon application review.
- Method of payment can only be made by check or money order. Please make sure checks are payable to the “**Town of Brookhaven**”.
- For each application and review fees under each application “package” requires a **SEPARATE CHECK.**
- Application will not be accepted without proper fees.**

1. Town Board Fees

Please see Town Clerk for Fees

2. Planning Board

App #	Application Type	Req. Fee	Add'l Fee	Description
2a	Amend Restricted Covenant	\$549.92		Application (lot in conformance).
		\$1,099.85		Application (lot <u>not</u> in conformance).
2b	Final Subdivision	\$549.92		Application fee.
			\$219.97	For each acre or fraction thereof.
		\$164.98		Drainage Review fee per each acre or fraction thereof.
				SWPPP: Submit to HIGHWAY Dept. Stormwater Pollution Prevention Plan (SWPPP)
			\$109.98	For each acre or part thereof.
		\$109.98		Final Subdivision 90 day Extension
2c	Land Division	50%		Subdivision Dedication Package Review: 50% of Final Subdivision application fee.
		\$549.92		Final Subdivision Modification.
		\$329.95		Application Fee.
			\$219.97	For each acre or fraction thereof.
2d	Planning Board Variance	\$219.97		Long Environmental Assessment Form (LEAF).
		\$549.92		Land Division Amendment
		\$549.92		Commercial application.
		\$219.97		Residential application.



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 631-451-6400: Fax: 631-451-6419

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2e	Preliminary/Final Subdivision (Combination)	\$274.96		Drainage Review fee per acre or fraction thereof. Plus all Preliminary and Final Subdivision fees.
2f	Preliminary Subdivision	\$549.92		Application Fee.
			\$219.97	For each acre or fraction thereof).
		\$219.97		Long Environmental Assessment Form (LEAF).
		\$384.95		Traffic Review.*
		\$164.98		Drainage Review application fee per each acre or fraction thereof.
		\$1,209.83		*Traffic Study may be required if deemed necessary.
2g	Road Improvement/ Subdivision	\$439.94		Application plus
			\$3.30	Per linear foot of road to be improved.
		\$384.95		Traffic Review.
		\$219.97		Long Environmental Assessment Form (LEAF).
2h	Single Family Residence	\$219.97		Application for Preliminary Review (to obtain Building Permit).
		\$54.99		Revise a Preliminary Review .
		\$109.98		Final Inspection/ Review (to obtain Certificate of Occupancy (CO)).
		\$54.99		Revise a Final Inspection/Review .
		\$274.96		Re-inspection of Final Review .
		\$219.97		Renewal of expired original approval.
		\$500.00		Escrow (When applicable) per lot.
2i	New Site Plan	\$549.92	\$.30	Site Plan: Application fee, plus + \$.30/sf of proposed building (Min. \$1,099.85 , Max. \$100,000.00 includes Req. Fee).
		\$549.92	\$1,099.85	No Building or Proposed Building- Site Work Only (i.e Parking lot, outdoor storage) plus + Per Affected acre or part thereof.
		\$219.97		Long Environmental Assessment Form (LEAF).
		\$384.95		Traffic Review.
		\$219.97		Drainage Review Fee per each acre or fraction thereof. (round to next whole number)
				SWPPP: Submit to HIGHWAY Dept.
	Previously Approved	\$1,099.85	No additional	Previously Approved by Planning Board (Not C.O'd) and there are changes made from original approval.
Extend Site Plan Approval	25%		To Extend Site Plan Approval (25% of original Site Plan application fee).	
2j	Special Permit	\$879.88		Application fee.
			\$439.94	Renewal of application.
		\$219.97		Long Environmental Assessment Form (LEAF).



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2k	278 Cluster Treatment	\$549.92		Preliminary with Cluster Treatment: (Application packages submitted together) Application fee.
			\$219.97	For each additional acre thereof.
		\$219.97		Long Environmental Assessment Form (LEAF).
		\$384.95		Traffic Review.
		\$87.99		Drainage Review fee per each acre or fraction thereof.
		\$197.97		Drainage Review if combined with Preliminary Plan.
		SWPPP: Submit to HIGHWAY Dept.		Stormwater Pollution Prevention Plan (SWPPP). For each acre or part thereof.
2l	Removal of Excess Materials	\$.55		Per Cubic Yard: For Drainage
		\$2.20		Per Cubic Yard: For Non Drainage

3. Planning Division

App #	Application Type	Req. Fee	Add'l Fee	Description
3a	Change of Use	\$549.92		Basic Change of Use
		\$824.88		Façade alteration.
		\$1,649.77		Site reconstruction.
		\$109.98		Re-inspection Fee
3b	Fire/ Ambulance	\$0.00		Fees waived*
3c	Test Hole	\$329.95		Application.
3d	Tree Clearing	\$329.95		Application.
		\$219.97		Long Environmental Assessment Form (LEAF).

*Does not include waiving of review fees for Drainage & SWPPP. See New Site Plan category for Drainage and SWPPP fees.

4. HDAC Commercial Application

App #	Application Type	Req. Fee	Add'l Fee	Description
4a	New Commercial Construction	\$1,099.85		Under 20,000 sf
		\$3,299.54		Over 20,000 sf
4b	Additions/Alterations	\$549.92		
4c	Penalty		\$659.91	For construction without prior approvals.
4d	Revisions	\$164.98		
4e	Certificate of Occupancy	\$274.96		Sign Off



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5. Miscellaneous Fees

App #	Application Type	Fee	Description
5a	As Built Foundation Inspection	\$109.98	
5b	Planning Division Research Fee	\$27.50	
5c	Preconstruction Fee	Triple applicable fees.	Commencement of any construction/ clearing activity without first securing proper permits.
5d	Re-vegetation Plan Review	\$549.92	In lieu of a covenant application before Planning Board. For applicants re-vegetating back to required limit.
5e	Poster Fee	\$27.50	
5f	Planning Division Review of Foundation Permit Application	\$1,099.85	
5g	Relief of Clearing Limits	\$549.92	For lots that are in conformance with covenanted limits
5h	Relief of Clearing Limits EAF	\$1,099.85	For lots not in conformance with existing covenanted limits
		Waiver	See Code
		\$549.92	Town Prepared
5i	Zoning History Research Fee	\$109.98	Per tax lot
5j	Zoning Compliance and Concept Plan Review	\$329.95	
5k	Map Request Aerial/Zoning	\$27.50	
5l	Copies	.25	Regular copy
		1.00	11 x 17 Black and white
		5.00	Map (large) copy
		10.00	Color 11 x 17 Copy



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6. Environmental SEQRA Review Fees

App #	Review Type	Fee	Description
6a	Long Environmental Assessment Form Part 1 (LEAF Part 1)	\$219.97	Review of a LEAF Part 1 in conjunction with any above application.
6b	SEQRA Single Family	\$824.88	SEQRA review for the development of a single-family residence.
6c	Long Environmental Assessment Form Part 3 (LEAF Part 3)	\$1,099.85	Review of a LEAF Part 3 in conjunction with any above application

Environmental Impact Statement (EIS) Review Fees:

6d	EIS Review for 1 to 50,000 sf of industrial and/or commercial development.	\$4,399.39	Review of an EIS in conjunction with any above application proposing 1 to 50,000 sf of industrial and/or commercial development.
6e	EIS Review 50,0001-100,000 sf	\$5,499.23	50,001 to 100,000 sf of industrial and/or commercial development.
6f	EIS Review 100,001-150,000 sf	\$6,599.08	100,001 to 150,000 sf of industrial and/or commercial development.
6g	EIS Review 150,001-200,000 sf	\$13,198.16	150,001 to 200,000 sf of industrial and/or commercial development.
6h	EIS Review 200,001-300,000 sf	\$16,497.70	200,001 to 300,000 sf of industrial and/or commercial development.
6i	EIS Review 300,001-400,000 sf	\$19,797.24	300,001 to 400,000 sf of industrial and/or commercial development.
6j	EIS Review 400,001-500,000 sf	\$23,096.78	400,001 to 500,000 sf of industrial and/or commercial development.
6k	EIS Review 500,001-750,000 sf	\$35,195.09	500,001 to 750,000 sf of industrial and/or commercial development.
6l	EIS Review 750,001-1,000,000 sf	\$39,594.48	750,001 to 1,000,000 sf of industrial and/or commercial development.
6m	EIS Review 1,00,001 + sf	\$43,993.86	over 1,000,001 sf of industrial and/or commercial development.
6n	EIS Less Than 10 Units or Lots	\$1,649.77	Review of an EIS in conjunction with any above application proposing 10 or less units or lots.
6o	EIS 11 - 25 Units or Lots	\$3,519.51	11-25 units or lots.
6p	EIS 26-50 Units or Lots	\$5,279.26	26-50 units or lots.
6q	EIS 51-75 Units or Lots	\$8,138.86	51-75 units or lots.
6r	EIS 76-100 Units or Lots	\$9,898.62	76-100 units or lots.
6s	EIS 101-200 Units or Lots	\$13,198.16	101-200 units or lots.
6t	EIS 201-500 Units or Lots	\$15,397.85	201-500 units or lots.
6u	EIS 501-1000 Units or Lots	\$17,597.55	501-1000 units or lots.
6v	EIS 1001-1500 Units or Lots	\$21,996.93	1001-1500 units or lots.
6w	EIS 1501-2000 Units or Lots	\$24,746.55	1501-2000 units or lots.
6x	EIS 2001 + Units or Lots	\$25,296.47	over 2001 units or lots.