

VILLAGE OF VICTORY

23 Pine Street PO Box 305 Victory Mills, NY 12884

Phone/Fax: (518) 695 – 3808

SUBDIVISION

PDD (Planned Development District)

FEE SCHEDULES

1. **Minor Subdivision** – A subdivision of land resulting in four or less lots, with no new road (s).
PHASE I: Application Fee - **\$25.00**
PHASE II and PHASE III:
 - a. Application Fee - **\$150.00** (includes advertising fees).
 - b. Professional Services Escrow Deposit - **\$250.00** (to hold as a deposit to pay the cost for attorney and engineering review, consultation and inspections on behalf of the Village. Any unused portion will be refunded to the applicant. If engineering fees are more than \$250.00, the balance will be payable by the applicant).
2. **Major Subdivision** – A subdivision of land resulting in five lots or more, or a minor subdivision which contains new road (s).
PHASE I: Pre-submission Conference - **\$50.00**
PHASE II AND PHASE III:
 - a. Application Fee - **\$300.00** up to 10 lots, **\$30.00** for ea. additional lot over 10.
 - b. Professional Services Engineering Escrow Deposit - **\$500.00** (to hold as a deposit to pay the cost of attorney and engineering review, consultation and inspections on behalf of the Village. Any unused portion will be refunded to the applicant. If attorney or engineering fees are more than \$500.00, the balance will be payable by the applicant).
3. **Planned Development District**
 - a. Application Fee - **\$1,000.00**
 - b. Professional Services Fee - **\$1,000.00** (in escrow to cover all costs of reviewing the application by the Village Counsel, Village Engineer and/or an engineering consultant retained by the Planning Board, will be charged against this account. The account shall be administered through the Village Clerk's Office. A positive balance must be maintained in the account until the project receives final approval and is filed with the County Clerk's Office. If at any time the cost of the review exceeds the funds available, the applicant will be advised and the review stopped until the escrow is renewed. All funds remaining in the account at the time that the subdivision is filed will be returned to the applicant.
4. **Payment in Lieu of Park Land Dedication**

Where any proposed subdivision plat contains residential units, if the Planning Board makes a finding that there is a present and anticipated future need for park and recreational facilities for the Village, and further that a suitable park or parks of adequate size cannot be properly located on such subdivision plat, the Planning Board may require a payment in lieu of park land dedication in the amount of **\$1,000.00 per lot or site**. Such payments so collected shall be placed by the Village into a trust fund to be used exclusively for park, playground or other recreational purposes, including the acquisition of property.