



DEPARTMENT OF PLANNING AND DEVELOPMENT

SCHEDULE OF FEES - PLANNING DIVISION

Effective May 1, 2024

Please see our [webpage](#) for application requirements

APPLICATIONS SUBJECT TO TOWN BOARD REVIEW

Change of Zone (excluding Planned Development District)	\$1,650	plus \$275/ acre ¹
Change of Zone: Planned Development District	\$2,500	plus \$275/ acre ¹
Modification of Covenants or Special Permit Conditions	\$950	
Rehearing Fee	\$350	
Special Permit for parcel up to one acre	\$1,375	plus \$275/ acre ¹

¹ Acreage fee based on per additional acre or fraction thereof

APPLICATIONS SUBJECT TO PLANNING BOARD REVIEW

Certificate of Appropriateness (Planned Landmark Preservation District)	\$550	
Modification of Planning Board Conditions	\$600	
Planning Board Administrative Review (items not subject to public hearing, e.g. signage)	\$330	
Rehearing Fee	\$350	
Special Permit (excluding transmission or receiving towers)	\$1,100	
Special Permit: Transmission or Receiving Tower (Commercial Use)	\$1,650	
Special Permit: Transmission or Receiving Tower (Residential Use)	\$400	

APPLICATIONS REVIEWED ADMINISTRATIVELY

Environmental Assessment Review (when not reviewed under another application)	\$550	
Environmental Assessment Form - FEAF (in addition to application fee)	\$275	
Environmental Impact Statement Analysis (additional fees for report preparation, processing and consultant review)	\$2,500	plus associated fees
FEMA Flood Zone Determination/Preferred Risk Policy	\$25	
Land Clearing Permit	\$300	
Land Clearing Permit: Amendment or Extension of Unexpired Permit	\$110	
Outdoor Seating Review (Restaurants in Business District only)	\$125	
Traffic Impact Study Review Fee (Fee subject to contract with Town consultant; add'l fees for EIS and meetings may apply)	\$2,250	plus associated fees
Wetlands and Watercourses Permit (valid for 2 years)	\$425	
Wetlands and Watercourses Permit: Amendment or Extension of Unexpired Permit	\$125	

OTHER

Additional Fees May Apply as Regulated in the [Town of Islip Zoning Code and/or Subdivision & Land Development Regulations](#).

Custom Map Creation Request - Black & White print:

- | | | |
|-----------------------------------|-------|----------------------|
| •Sizes: Letter, legal or tabloid | \$50 | ½ fee per add'l copy |
| •Sizes: 18 x 24, 24 x 36, 36 x 48 | \$100 | ½ fee per add'l copy |

Custom Map Creation Request - Color print:

- | | | |
|-----------------------------------|-------|----------------------|
| •Sizes: Letter, legal or tabloid | \$75 | ½ fee per add'l copy |
| •Sizes: 18 x 24, 24 x 36, 36 x 48 | \$125 | ½ fee per add'l copy |

FOIL: For documents available under the Freedom of Information Law, submit an online request form at islipny.gov/foil, or contact the Town Clerk's office at 631-224-5490.

See page two for additional fees, payment and refund policy

Pre-application conference with multiple staff members after an initial two meetings, or the first (and subsequent) meetings for any of the following project types:	\$600 / \$400 each add'l mtg
<ul style="list-style-type: none"> •Any Type I SEQR Action, as defined by NYSDEC •Residential Developments (including Assisted Living), ≥100 units •Commercial/Industrial Facility, for ≥100,000 Gross Floor Area 	
<i>(Exceptions may apply on projects related to: 100% affordable housing, brownfields, tax-exempt or grant-related projects)</i>	
Public Notice Signs	\$15
Request for written zoning information	\$30
PAYMENT AND REFUND POLICY	
Payment is due when application is accepted for intake.	
Payment may be made by credit/debit card, cash, or check made payable to the Town of Islip. Receipts will be issued for all transactions.	
Note: Credit/Debit card payments are subject to a non-refundable 3% processing fee which is paid directly to the service provider. American Express is not accepted.	
A \$50 fee will be charged for any returned checks.	
Applications withdrawn prior to the scheduling and advertisement of a public hearing shall be refunded the full application amount, less a \$250 non-refundable fee. Applications reviewed administratively shall not be entitled to a refund.	
Fees are subject to change without notice - please visit our website at www.islipny.gov for the current fee schedule.	