

Town of Gates

Supervisor  
Cosmo A. Giunta

Director of Public Works  
Kurt Rappazzo, P.E.



Town Council  
Lee A. Cordero  
Christopher B. DiPonzio  
Andrew Loughlin  
Steve Tucciarello

DEPARTMENT OF PUBLIC WORKS  
PERMIT, INSPECTION AND APPLICATION FEE SCHEDULE  
Adopted by the Town Board on January 5, 2026

I. Building Permits

**New Construction**

|  |                         |
|--|-------------------------|
| Residential, Single and Two Family ..... | \$0.40 per square foot  |
| Residential, Multi-Family .....          | Use Alteration Schedule |
| Residential, Accessory .....             | Use Alteration Schedule |
| Commercial or Industrial .....           | Use Alteration Schedule |

**Additions**

|  |                                 |
|--|---------------------------------|
| Residential.....                             | \$100.00 + 0.40 per square foot |
| Multi-family, Commercial or Industrial ..... | Use Alteration Schedule         |

**Alteration or Remodeling**

|                          |                   |
|--------------------------|-------------------|
| \$0 to 29,999 .....      | \$250.00          |
| \$30,000 to 59,999 ..... | \$500.00          |
| \$60,000 to 89,999 ..... | \$750.00          |
| \$90,000 + .....         | 0.9% of Valuation |

**Cell Towers**

|                                |                                  |
|--------------------------------|----------------------------------|
| Modifications to Existing..... | \$200.00 + Alteration Schedule   |
| New Construction .....         | \$1,200.00 + Alteration Schedule |

**Certificates of Occupancy**

|                                |          |
|--------------------------------|----------|
| Residential.....               | \$250.00 |
| Commercial or Industrial ..... | \$400.00 |

**Chickens (Chapter 62) .....**\$75.00

**Decks, Gazebos and Porches**

|  |                                       |
|--|---------------------------------------|
| Residential, Up to 144 square feet .....                       | \$75.00                               |
| Residential, Over 144 square feet .....                        | \$75.00 + 0.15 per square foot        |
| Residential, Replacement of Guards, Stairs and/or Decking..... | \$25.00                               |
| Commercial.....  | \$0.15 per square foot (\$250.00 min) |

**Demolition**

|                                |                                       |
|--------------------------------|---------------------------------------|
| Residential.....               | \$100.00                              |
| Commercial or Industrial ..... | \$0.05 per square foot (\$300.00 min) |

**Elevator Inspection Certificates.....**\$125.00

**Fences .....**\$75.00

|   |   |
|---|---|
| <b>Fill Permit</b> .....  | \$125.00  |
| <b>Flood Plain Development</b> .....                                | \$200.00 (waived with Site Plan Approval)                   |
| <b>Foreclosures (Chapter 147-5)</b> .....                           | \$75.00   |
| <b>Foundations</b>  |   |
| Residential.....  | \$50.00   |
| Commercial up to \$50,000.....                                      | \$250.00  |
| Commercial - \$50,001 and up.....                                   | \$400.00  |
| <b>Garages and Carports (Permanent Only)</b> .....                  | Use Alteration Schedule                                     |
| <b>Generators</b>   |   |
| Residential.....  | \$100.00  |
| Commercial.....   | \$150.00  |
| Commercial with Fire Pump.....                                      | \$250.00  |
| <b>Hot Tubs</b> .....   | \$100.00  |
| <b>Miscellaneous Work Permit</b>                                    |   |
| Electrical .....  | \$50.00   |
| Mechanical.....   | \$50.00   |
| Plumbing.....   | \$50.00   |
| <b>Rental Property (Chapter 148)</b>                                |   |
| Single Family Rental Property (3yr Certificate of Compliance) ..... | \$250.00  |
| Each additional dwelling unit .....                                 | \$50.00   |
| Short-term Rental Property Permit (90 days) .....                   | \$125.00  |
| <b>Roofing</b>  |   |
| Residential.....  | \$50.00   |
| Commercial or Industrial .....                                      | Use Alteration Schedule                                     |
| <b>Sheds</b>  |   |
| Up to 144 square feet .....   | \$100.00  |
| Between 144 and 200 square feet .....                               | \$175.00  |
| 200 square feet and above.....                                      | See New Construction  |
| <b>Signs</b>  |   |
| Permanently Fixed .....   | \$200.00 per sign   |
| Refacings & Replacements .....                                      | \$150.00 per sign   |
| Temporary & Window Graphics .....                                   | \$75.00 per application                                     |
| <b>Solar Panel/Photovoltaic Systems</b>                             |   |
| Residential (NYS Unified Solar Permit).....                         | \$100.00  |
| Commercial or Industrial .....                                      | Use Alteration Schedule                                     |
| <b>Small Cell Facilities (in ROW)</b>                               |   |
| Initial Usage Fee .....   | \$750.00 for 5 installations + \$125.00 for each additional |
| Re-Occuring Annual Usage Fee .....                                  | \$300.00 per facility                                       |
| Facility Installation .....   | \$1,200.00 per installation                                 |

**Swimming Pools**

|                                  |          |
|----------------------------------|----------|
| Above Ground.....                | \$150.00 |
| In-Ground (includes Fence) ..... | \$200.00 |
| Pool Heater (Standalone) .....   | \$40.00  |

|  |          |
|--|----------|
| <b>Temporary Site Trailer or Storage</b> ..... | \$250.00 |
|--|----------|

**Town Right-of-Way Work (Chapter 158)**

|  |          |
|--|----------|
| Driveway .....   | \$100.00 |
| Utility (New Construction & Major Replacement/Rehabilitation)..... | \$300.00 |
| Utility (Annual).....  | \$600.00 |

|  |          |
|--|----------|
| <b>Vacant Properties (Chapter 147-6)</b> ..... | \$100.00 |
|--|----------|

**Administrative Fees**

|  |  |
|--|--|
| After Hours Inspection.....                  | \$200.00                                       |
| File Review .....                            | \$50.00  |
| New Tenant Inspection .....                  | \$100.00 (credited towards subsequent permits) |
| Re-inspection .....                          | \$200.00                                       |
| Stop Work Order                              |  |
| Residential, Single Family .....             | \$400.00                                       |
| Residential, Multi-Family .....              | \$800.00                                       |
| Commercial or Industrial.....                | \$1,000.00                                     |
| Working without a Permit.....                | 4x the Permit Fee + \$200.00                   |
| Zoning Compliance Letter .....               | \$75.00  |
| Photocopies                                  |  |
| Letter, Legal, or Tabloid (11x17) Size ..... | \$0.25 per page                                |
| Large Format .....                           | \$5.00 per sheet                               |

**II. Fire Marshal**

**Construction Permits**

|  |          |
|--|----------|
| Automatic Fire Extinguishing Systems .....               | \$200.00 |
| Chimney/Fireplace/Reline .....                           | \$200.00 |
| Fire Alarm/Detection Systems & Equipment .....           | \$200.00 |
| Fire Pumps & Equipment.....                              | \$200.00 |
| Flammable & Combustible Liquid Storage & Equipment ..... | \$200.00 |
| Flammable Spray/Dipping Operations .....                 | \$200.00 |
| Hazardous Materials .....                                | \$200.00 |
| Liquid Propane Gas.....                                  | \$200.00 |
| Membrane Structures                                      |          |
| Temporary (6 months maximum).....                        | \$200.00 |
| Permanent.....   | \$500.00 |
| Private Fire Hydrants .....                              | \$200.00 |
| Solid Fuel Burning Appliances .....                      | \$200.00 |
| Standpipe Systems .....                                  | \$200.00 |
| Tank Install/Removal.....                                | \$200.00 |
| Torch Down Roofing .....                                 | \$200.00 |
| Unvented Room Heaters .....                              | \$100.00 |

**Operational Permits**

|   |          |
|---|----------|
| Amusement Buildings.....                            | \$150.00 |
| Automotive Wrecking Yards/Junkyards.....            | \$200.00 |
| Carnivals/Fairs .....                               | \$200.00 |
| Combustible Dust Producing Operations.....          | \$150.00 |
| Combustible Fiber Storage .....                     | \$150.00 |
| Compressed Gas.....                                 | \$150.00 |
| Cryogenics .....                                    | \$150.00 |
| Day Care Centers .....                              | \$125.00 |
| Dry Cleaning Plants .....                           | \$150.00 |
| Electrical Energy Storage System.....               | \$150.00 |
| Explosives/Blasting.....                            | \$150.00 |
| Exhibits/Trade Shows .....                          | \$200.00 |
| Flammable & Combustible Liquid Storage              |          |
| Up to 25 gallons inside or 50 gallons outside ..... | \$150.00 |
| Over 25 gallons inside or 50 gallons outside .....  | \$200.00 |
| Bulk Storage – First 50,000 gallons .....           | \$150.00 |
| Bulk Storage – Each additional 10,000 gallons ..... | \$100.00 |
| Flammable Spray/Dipping Operations .....            | \$150.00 |
| Fruit Ripening Process .....                        | \$150.00 |
| Fumigating & Thermal Insecticidal Fogging.....      | \$150.00 |
| Gasoline Service Stations                           |          |
| First 20,000 gallons .....                          | \$150.00 |
| Each additional 10,000 gallons .....                | \$50.00  |
| Each Dispensing Unit.....                           | \$50.00  |
| Hazardous Materials .....                           | \$150.00 |
| High Piled Storage .....                            | \$150.00 |
| Hotel/Motel Inspections.....                        | \$250.00 |
| Hot Work Operations.....                            | \$150.00 |
| LP Gas Exchange.....                                | \$150.00 |
| Liquid Propane Gas Bulk Storage                     |          |
| 0 to 500 lbs .....                                  | \$150.00 |
| 501 to 2,500 lbs .....                              | \$200.00 |
| 2,501 to 6,000 lbs .....                            | \$275.00 |
| 6,001 to 10,000 lbs .....                           | \$350.00 |
| Over 10,001 lbs .....                               | \$500.00 |
| Lumber Yards/Woodworking Plants .....               | \$150.00 |
| Magnesium.....                                      | \$150.00 |
| Miscellaneous Combustible Storage.....              | \$150.00 |
| Multiple Dwellings                                  |          |
| Up to 100 Dwelling Units .....                      | \$200.00 |
| 101 to 200 Dwelling Units .....                     | \$300.00 |
| Over 200 Dwelling Units .....                       | \$600.00 |
| Open Burning.....                                   | \$100.00 |
| Places of Assembly                                  |          |
| Up to 100 Occupants .....                           | \$150.00 |
| 101 to 500 Occupants .....                          | \$200.00 |
| Over 500 Occupants .....                            | \$250.00 |
| Pyrotechnic Displays .....                          | \$200.00 |

**Operational Permits continued...**

|  |          |
|--|----------|
| Special Event Inspection.....              | \$200.00 |
| Standby/Fireworks Inspection Display ..... | \$150.00 |
| Storage of Scrap Tire & By-products .....  | \$150.00 |
| Tents, Exceeding 30-ft in Length.....      | \$150.00 |
| Vehicle Repair Garages .....               | \$150.00 |
| Waste Oil Heaters .....                    | \$100.00 |

**III. Planning and Zoning**

**Town Board Applications**

|   |                               |
|---|-------------------------------|
| Rezoning of Land.....                         | \$100.00 per acre (\$500 min) |
| Incentive Zoning .....                        | \$600.00                      |
| Conditional Use Permit (Public Hearing) ..... | \$300.00                      |
| Conditional Use Permit (Renewal) .....        | \$200.00                      |

**Planning Board Applications**

|   |                         |
|---|-------------------------|
| Concept Review .....                            | \$250.00                |
| Site Plan Approval – Preliminary .....          | \$600.00                |
| Site Plan Approval – Final.....                 | \$400.00                |
| Subdivision Approval - Preliminary .....        | \$600.00 + \$50 per lot |
| Subdivision Approval – Final .....              | \$400.00 + \$50 per lot |
| Re-subdivision Approval (Lot Combination) ..... | \$300.00                |
| Administrative Site Plan .....                  | \$250.00                |
| Administrative Lot Line Adjustments .....       | \$150.00                |
| Administrative SWPPP Review.....                | \$500.00                |

**Zoning Board of Appeals Applications**

|                     |          |
|---------------------|----------|
| Area Variances..... | \$150.00 |
| Use Variances ..... | \$300.00 |

**IV. Plumbing Permits**

**Construction**

|                        |                                     |
|------------------------|-------------------------------------|
| Residential.....       | \$50.00 + fixtures/drains/laterals  |
| Commercial.....        | \$100.00 + fixtures/drains/laterals |
| Fixtures .....         | \$5.00 each                         |
| Drains & Laterals..... | \$10.00 each                        |

**Water Service Replacement**

|                             |          |
|-----------------------------|----------|
| Residential.....            | \$25.00  |
| Commercial/Industrial ..... | \$100.00 |

**Sump Pumps (New Construction)**

|                             |          |
|-----------------------------|----------|
| Residential.....            | \$25.00  |
| Commercial/Industrial ..... | \$100.00 |

**Gas Line for Fireplace Inserts.....** \$50.00

**Grease Trap Installation or Inspection .....** \$75.00

**Oil/Water Separator.....** \$40.00