

**VILLAGE OF VALLEY STREAM**  
NASSAU COUNTY, NEW YORK

825-4200

**SCHEDULE OF FEES/BOARD OF APPEALS**

1. Variance to construct a one or two family dwelling as to lot size and area	<b>\$400.00</b>
2. Variance to construct or maintain a fence above legal height in a R or CX District.	<b>\$ 75.00</b>
3. Variance to construct or maintain a fence above legal height ALL OTHER DISTRICTS	<b>\$100.00</b>
4. Variance to construct or maintain a fence above legal height pursuant to Sec. 99-1803 A.1.	<b>\$150.00</b>
5. A special exception for any yard setback <b>RESIDENTIAL</b>	<b>\$150.00</b>
6. A special exception for any yard setback <b>COMMERCIAL</b>	<b>\$250.00</b>
7. <b>COMMERCIAL VARIANCES</b> RE: Parking, Height, Lot size lot coverage etc.	<b>\$300.00</b>
7. Expand a Non-Conforming Use (Residential)	<b>\$300.00</b>
8. Expand a Non-Conforming Use (Commercial)	<b>\$500.00</b>
9. Environmental Review is billed separately to applicant at the hourly rate of (Board of Trustees Res. No. 065/92)	<b>\$100.00</b>
10. Application for re-hearing of a case passed upon by the Board of Appeals. Same as original fee, where it may apply.	
11. Mother/Daughter Special Use Permit Application (Amended September 16, 2019 by Board of Trustees Resolution No. 159/19)	<b>\$500.00</b>
12. Mother/Daughter Special Use Permit Renewal Application (Amended September 16, 2019 by Board of Trustees Resolution No. 159/19)	<b>\$300.00</b>
13. Variance to construct or maintain signage	<b>\$300.00</b>
14. All other Variances/Special Permits	<b>\$300.00</b>

Amended May 27, 1993 by Board of Trustees Resolution No. 112/93  
Amended May 20, 2013 by Board of Trustees Resolution No. 095/13  
Amended September 16, 2019 by Board of Trustees Resolution No. 159/19