

**PART I**

Name of Municipality VILLAGE OF WESLEY HILLS Date 1-23-24

*Please check all that apply:*

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Municipal Board	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input checked="" type="checkbox"/> Variance * (Fill out <b>Part II</b> of this form.)	

**Project Name:** 1 Villa Lane

Applicant: AVROM & BASTZION PANCER Phone #

Address 1 Villa Ln Monsey, NY 10952  
Street Name & Number (Post Office) State Zip code

Property Owner: AVROM & BASTZION PANCER Phone #

Address 1 Villa Ln Monsey, NY 10952  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: A. R Celentano Phone # 845-429-5290

Address 31 Rosman Road Theills NY  
Street Name & Number (Post Office) State Zip code

Attorney:  Phone #

Address   
Street Name & Number (Post Office) State Zip code

**Contact Person:** Construction Expediting Phone # 845-426-7272

Address 134 Route 59 Suffern NY 10901 - Henny@constructionexp.com / Kalman@constructionexp.com  
Street Name & Number (Post Office) State Zip code

**Tax Map Designation:**

Section 41.10 Block 1 Lot(s) 10  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

**Location:** On the West side of Villa Lane,  
0 feet South of Ardley Place.

**Acreeage of Parcel** 0.83 **Zoning District** r-35  
**School District** \_\_\_\_\_ **Postal District** \_\_\_\_\_

**Project Description:** *(If additional space required, please attach a narrative summary.)*

Addition to a single family dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? NA
- 2) Is any open space being offered?     If so, what amount?

**Project History:** Has this project ever been reviewed before?   N/A  

If so, list case number, name, date, and the board you appeared before.

\_\_\_\_\_  
\_\_\_\_\_

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.   N/A  

\_\_\_\_\_  
\_\_\_\_\_

*“Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.”*

This property is within 500 feet of:  
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

\_\_\_\_\_ State or County Road  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

List name(s) of facility checked above. NA

### Applicant's Signature and Certification

State of New York)  
County of Rockland) SS.:  
Town/Village of WESLEY HILLS)

I, AVROM & BASTZION PANCER, hereby depose and say that all the above statements contained in the papers submitted herewith are true.

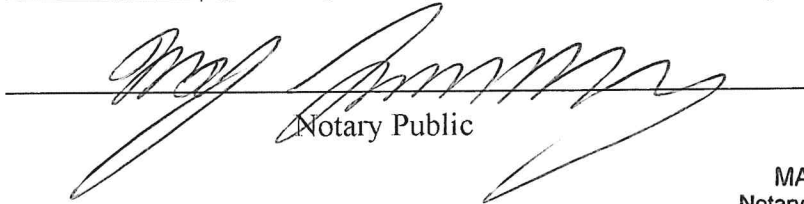


Mailing Address

1 Villa Ln Monsey, NY 10952  
\_\_\_\_\_  
\_\_\_\_\_

SWORN to before this

13 day of FEB, 2024

  
\_\_\_\_\_  
Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024

# Affidavit of Ownership/Owner's Consent

State of New York)  
County of Rockland) SS.:  
Town/Village of WESLEY HILLS)

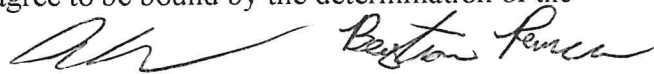
I, AVROM & BASTZION PANCER being duly sworn, hereby  
depose and say that I reside at: \_\_\_\_\_  
1 Villa Ln Monsey, NY 10952  
in the county of Rockland in the state of NY.

I am the \* sole owner in fee simple of premises located at:  
1 Villa Ln Monsey, NY 10952

described in a certain deed of said premises recorded in the Rockland County Clerk's  
Office in Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_.

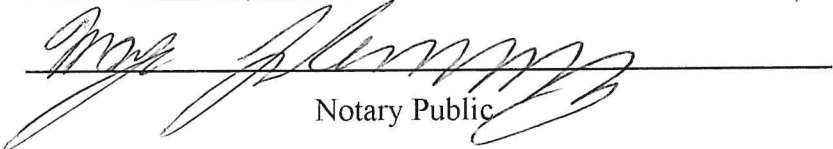
Said premises have been in my/its possession since 19\_\_\_\_\_. Said premises are  
also known and designated on the Town of \_\_\_\_\_ Tax Map as:  
section 41.10 block 1 lot(s) 10

I hereby authorize the within application on my behalf, and that the statements of fact  
contained in said application are true, and agree to be bound by the determination of the  
board.



Owner \_\_\_\_\_  
Mailing Address 1 Villa Ln Monsey, NY 10952

SWORN to before this  
13 day of FEB, 2024



Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024

\* If owner is a corporation, fill in the office held by deponent and name of corporation,  
and provide a list of all directors, officers and stockholders owning more than 5% of  
any class of stock.

# Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)  
County of Rockland) SS.:  
Town/Village of WESLEY HILLS)

I, AVROM & BASTZION PANCER, being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

AVROM & BASTZION PANCER

1 Villa Ln Monsey, NY 10952

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

2. To the Zoning of the Town/Village of  
(Board, Commission or Agency)  
Wesley Hills, Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section \_\_\_\_\_;
- Special permit per the requirements of Section \_\_\_\_\_;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (*explain*) \_\_\_\_\_;

To permit construction, maintenance and use of \_\_\_\_\_  
Addition to single family dwelling

3. Premises affected are in a R-35 zone and from the town of \_\_\_\_\_ tax map, the property is know as Section \_\_\_\_\_, Block, 41.10, Lot(s) 1-10.

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of \_\_\_\_\_ in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

a. Name and address of officer or employee NA

b. Nature of interest \_\_\_\_\_

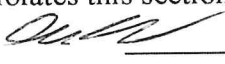
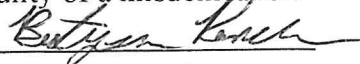
c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, nature of office and name of partnership \_\_\_\_\_

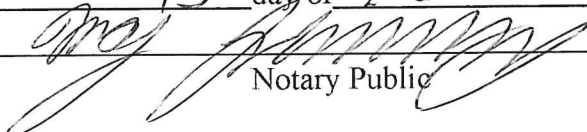
e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. \_\_\_\_\_

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of \_\_\_\_\_.

I, AVROM & BASTZION PANCER, do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

   
Mailing Address 1 Villa Ln Monsey, NY 10952

SWORN to before this

13 day of FEB, 2024  
  
Notary Public

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024

**VILLAGE OF WESLEY HILLS**

432 Route 306  
Wesley Hills, New York 10952  
(845) 354-0400 Fax: (845) 354-4097

**AFFIDAVIT OF OWNERSHIP**


STATE OF NEW YORK }  
COUNTY OF ROCKLAND } SS:  
VILLAGE OF WESLEY HILLS }

AVROM & BASTZION PANCER being duly sworn, deposes and  
says that he/she resides at 1 Villa Ln Monsey, NY 10952

\_\_\_\_\_

in the County of Rockland, State of New York; that he/she is the owner in  
fee of all that certain lot, piece or parcel of land situated, lying and being  
in the Village of Wesley Hills, and designated on the Town of Ramapo  
Map as Section No. 41.10 Lot No. 1-10 and that he/she hereby  
authorizes the attached application to be submitted in his/her behalf and  
that the statements of fact contained in said application are true.

The applicant is the (owner) (contract vendee) of the said property.

Owner: 

Address: 1 Villa Ln Monsey, NY 10952 1 Villa Ln Monsey, NY 10952

Sworn to before me this

13 day of FEB 20 24

  
Notary Public

**MAYER JACOBOWITZ**  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 19, 2024

**AFFIDAVIT**

State of New York)  
 County of Rockland) SS.:  
 Town/Village of Wesley Hills )

I, AVROM & BASTZION PANCER being duly sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the 1 Villa Ln Monsey, NY 10952 (*board*) in the town/village of \_\_\_\_\_ affecting property located at \_\_\_\_\_, Rockland County, New York.

That the following are all of the owners of property 750 feet (*distance*) from the premises as to which this application is being taken.

<u>SECTION/BLOCK/LOT</u>	<u>NAME</u>	<u>ADDRESS</u>

*Avrom Bastzion Pancer*

SWORN to before this \_\_\_\_\_  
13 day of FEB, 2024

*Mayer Jacobowitz*  
 \_\_\_\_\_  
 Notary Public

MAYER JACOBOWITZ  
 Notary Public, State of New York  
 No. 01JA6351978  
 Qualified in Rockland County  
 Commission Expires Dec 19, 2024



## DISCLAIMER

APPLICANT TAKES FULL RESPONSIBILITY FOR RESEARCHING THE TAX MAP FOR THE LIST OF NAMES OF PROPERTY OWNERS ON THE ENCLOSED *AFFIDAVIT OF MAILING LIST*, AND SUPPLYING THE NECESSARY AMOUNT OF SELF-ADDRESSED STAMPED ENVELOPES.

THE APPLICANT'S ENVELOPES MUST COINCIDE WITH THE LIST. THE CLERK'S RESPONSIBILITY IS LIMITED TO CHECKING NAMES ON THE ENVELOPES AGAINST THE AFOREMENTIONED AFFIDAVIT BEFORE MAILING THEM.

RECEIPT OF THIS DISCLAIMER IS ACKNOWLEDGED

  
\_\_\_\_\_  
APPLICANT

2/13/24  
\_\_\_\_\_  
DATED

MAYER JACOBOWITZ  
Notary Public, State of New York  
No. 01JA6351978  
Qualified in Rockland County  
Commission Expires Dec 49, 2024

**PART II**

**Application before the Zoning Board of Appeals**

Application, petition or request is hereby submitted for:

- ( ) Variance from the requirement of Section \_\_\_\_\_;
  - ( ) Special permit per the requirements of Section \_\_\_\_\_;
  - ( ) Review of an administrative decision of the Building Inspector;
  - ( ) An order to issue a Certificate of Occupancy;
  - ( ) An order to issue a Building Permit;
  - ( ) An interpretation of the Zoning Ordinance or Map;
  - ( ) Certification of an existing non-conforming structure or use;
  - ( ) Other (*explain*) \_\_\_\_\_;
- 

To permit construction, maintenance and use of \_\_\_\_\_  
Addition to a single family dwelling \_\_\_\_\_

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AS APPLICABLE, COMPLETE THE FOLLOWING:

- 1) SHORT ENVIRONMENTAL ASSESSMENT FORM
- 2) FULL ENVIRONMENTAL ASSESSMENT FORM

*For access to the above State Environmental Quality Review forms:*

<http://www.dec.ny.gov/public/6191.html>

**INSTRUCTIONS**

The following must be completed before the application is reviewed and scheduled for the Zoning Board of Appeals meeting:

7. Filing fee of \$150.00 for an existing residence, \$150.00 for actions involving new one-family residences plus \$100.00 per variance sought or \$350.00 plus \$100.00 per variance sought for all other applications plus actual publication sought.
8. Twelve copies of the application, twelve plot plans drawn to scale (showing setbacks and other dimensions) or twelve surveys that have been sworn or attested to as being true and accurate.
9. Twelve copies of a narrative describing why the applicant is appearing before the Board.
10. Twelve copies of reference to the Zoning Board of Appeals (Building Inspector's determination, Code Inspector's determination, referral from the Planning Board or for an interpretation of the Zoning Code). No application can come for a variance without first being denied by the Building Inspector or Code Inspector or referred from the Planning Board.
11. List of names and addresses, along with stamped self-addressed envelopes, of all property owners within a 750 foot radius of the property covered in the application.
12. Twelve copies of a vicinity map.

The application must be received at least four weeks prior to be scheduled for a Zoning Board of Appeals meeting and is subject to the review by the Zoning Board of Appeals attorney. You will be notified as the date of the meeting. You will be provided with posters giving notice of the hearing which shall be posted in a conspicuous place visible from every street along the frontage of the property referred to in the application. These notices must be posted 10 days prior to the scheduled meeting.