JOHN MAXWELL Chairman

PHILIP AGLIETTI Vice-Chair TOWN OF CARMEL ZONING BOARD OF APPEALS

60 McAlpin Avenue Mahopac, New York 10541 Tel. (845) 628-1500 – Ext 187 www.ci.carmel.ny.us MICHAEL CARNAZZA Director of Code Enforcement

BOARD MEMBERS
ROSE FABIANO
SILVIO BALZANO
WILLIAM ROSSITER
JOHN STARACE
JULIE MCKEON

LEGAL NOTICE

By the Zoning Board of Appeals of the Town of Carmel pursuant to Section 267 Town Law, notice is hereby given that a hearing will be held on:

JANUARY 27, 2022 - 7:30 P.M.

To hear the following applications:

HOLDOVER APPLICATIONS:

1. Application of <u>VIKTOR & EVA SOLARIK</u> for a Use Variance seeking permission to install powder room in detached accessory structure. The property is located at 215 Daisy Lane, Carmel NY and is known as Tax Map #77.19-1-8.

Code Requires/Allows	Provided	Variance Required
Detached Storage Bldg.	Detached Storage Bldg. w/bathroom	Add bathroom

NEW APPLICATIONS:

2. Application of <u>ADZA, LLC</u> for a Variation of Section 156-15 seeking permission to legalize wood deck and utility addition. The property is located at 23 Lakeside Road, Mahopac NY and is known as Tax Map #64.19-1-4.

Code Requires/Allows	Provided	Variance Required
10' Side – Addition	1.3'	8.7'
10' Side – Deck	6.7'	3.3'
10' Rear – Shed	0'	10'
10' Side – Shed	1.2'	8.8'

3. Application of **ALEXANDER MALICHEK** for a Variation of Section 156-15 seeking permission to demo garage and build new garage. The property is located at 13 Maple Lane East, Mahopac NY and is known as Tax Map #53.-1-50.

Code Requires/Allows	Provided	Variance Required
40' front	28.25'	11.75'
15' side	5'	10'

 Application of <u>DANIEL SCHIAVONE</u> for a Variation of Section 156-15 seeking permission to retain shed. The property is located at 91 Overlook Drive, Mahopac NY and is known as Tax Map #65.14-2-33.

Code Requires/Allows	Provided	Variance Required	
10' rear	1'	9'	

5. Application of **ROBERT J MARTIN** for a Variation of Section 156-15 seeking permission to remove 1-car garage and replace with 2-car garage w/1-story above. The property is located at 35 Kelly Ridge Road, Carmel NY and is known as Tax Map #44.19-2-34.

Code Requires/Allows	Provided	Variance Required	
20' side	5'	15'	

- 6. Application of **PHILIP FIEDERLEIN** for an Interpretation: The finished basement with office has been in existence since 1967, less than two years after the residence was built. The 1965 certificate of occupancy included a full bathroom in the basement. The Putnam County Board of Health was established in 1969. The basement with office, therefore, is a legal non-conforming use as it relates to the Putnam County Board of Health. Further, the basement office, at the time of construction, violated no Town of Carmel regulations. Therefore, the basement with office is legally pre-existing non-conforming. Applicant seeks an interpretation that the basement with office is a legal pre-existing use. The property is located at 4 North Lane, Mahopac NY and is known as Tax Map #64.14-1-17.
- 7. Application of **VICTORIA LIGHT** for a Variation of Section 156-15 seeking permission to retain existing shed. The property is located at 234 Forest Road, Mahopac NY and is known as Tax Map #74.34-2-43.2.

Code Requires/Allows	Provided	Variance Required	
10' side	2.5'	7.5'	
10' rear	4.5'	5.5'	

8. Application of **DEREK GRISANTI** for a Variation of Section 156-15 seeking permission to retain shed. The property is located at 21 Birch Drive, Mahopac NY and is known as Tax Map #86.39-1-34.

Code Requires/Allows	Provided	Variance Required	
10' side	0'	10'	

9. Application of **JOHN & CHELSEA CONNOLLY** for a Variation of Section 156-15 seeking permission to extend front porch and front of house beyond front setback. The property is located at 16 Ridge Lane, Mahopac NY and is known as Tax Map #75.8-2-46.

Code Requires/Allows	Provided	Variance Required	
25' front	15.1'	9.9'	

10. Application of **CHRISTINA HOAG** for a Variation of Section 156-15 seeking permission to retain deck. The property is located at 101 Topland Road, Mahopac NY and is known as Tax Map #74.34-1-21.

Code Requires/Allows	Provided	Variance Required	
20' rear	3' 6"	16' 6"	

MISCELLANEOUS:

MINUTES:

December 2, 2021

By Order of the Chairman,

John Maxwell





Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF TO THE ZONING BOAR OF THE TOWN OF	RD OF APPEALS			ORIGIN	lication Date:	9/28	5 . 20 2	
Application For (circle applic	able): Area Varia	ance () (Use Variance	Interpreta	ation 280A		
Name of Property Owner: VI				215 DAIS	Y LANE	CARMEL	NY (State)	
Mailing Address: 293 D							(Silver	
Zoning District: R-120, Commercia						Block)	8 (Lot)	
Applicant is: (circle one)	wner) (Lessee) (Contra	ict Vendee)	[Atta	ch deed, contr	ract of sale or lo	ease agreement	
E-Mail Address:	_					ngiyê gapindi kirin manê de ga manayayan me kur ji hali de wa kur ji kara ji kara ji kara ji kara ji kara ji k		
Previous Appeals regarding the	ne subject premises	s:						
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NOP	www			JASON	june	1	J. me	
List all improvements (1 fame The owner shall submit with diagrams, neighborhood land understand the request. List a	this application sur use maps, property	pporting mate	rials includ	ing plans, elev	ations, landsca	ping diagrams.	traffic circulation sist the Board to	
Is any portion of the property Explain: I, the applicant, am seeking p								213
								20
CODE REQUIRES / A	LLOWS		PROVIDE		\	VARIANCE RE	QUIBED	
Detached Sterry	LB/dy	Retar	hal 5	togi-	(edd b	other	
		Blog	W/ E	alhoan	<u>, </u>			_
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State of New York) ss: County of Putnam) The undersigned petitioner, being du (his) (her) knowledge except as to the	e matters therein stated	to be on informa	e) has read the ation and belie	foregoing petition f, and as to those r	n and knows the conatters (he) (she) t	ontent thereof, and to believes to be true.	that the same is true to	
Notary Public	uk							
Eva Solarik NOTARY PUBLIC, STATE C Registration No. 01S0 Qualified in Putnam	OF NEW YORK 6032866	Petition	ner /	Vh []	EL.	Date	9/27/21	

November 8,21

Commission Expires



TOWN OF CARMEL PUTNAM COUNTY

60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF OF OF OF TO THE ZONING BOA OF THE TOWN O Application For (circle appli Name of Property Owner: (Address) Zoning District: Resident	RD OF APPEAL F CARMEL cable): Area V Accide (Cri Levtlal ial, CBP, or Conservation)	rariance (156-15) C Address: Rd. Mah. Ny. 10541 (State)	Use Variance Interprets	Rd. (City) (State)
Applicant is: (circle one) (CE-Mail Address:			[Attach deed, contr	act of sale or lease agreement]
Previous Appeals regarding t	he subject premi	ses: Na		
DATE		REQUEST		RESULTS
	MO PRE	outous bound	appearances	
Is any portion of the property Explain: Kirch La	within 500 ft. of	any state or county highway	y, town boundary, parkway o	
CODE REQUIRES / AL	LOWS	PROVIDED		PLANCE
	addition	1.3	VA	ARIANCE REQUIRED
10' Slide	Deck	6.7		2.1
10'Rean	Shed	0'). D
10' Side	Shed	1,2'	8	81
State of New York) ss:				
County of Putnam) The undersigned petitioner, being duly his) (her) knowledge except as to the n worn to before me this 30th day Notary Public			egoing petition and knows the content of as to those matters (he) (she) believed as the content of the con	ent thereof, and that the same is true to eves to be true. Date 1//30/2/

ALPA PANDYA
Notary Public, State of New York
Reg. No. 01PA6397542
Qualified in Westchester County
Commission Expires 09/09/2023

CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
40' Front	28.25	11.75
15' Side	5	10'
	•	

State of New York)

County of Putnam)

The undersigned petitioner, being duly sworn, deposes and says that (he) (she) has read the foregoing petition and knows the content thereof, and that the same is true to (his) (her) knowledge except as to the matters therein stated to be on information and belief, and as to those matters (he) (she) believes to be true.

Sworn to before me this 8 day of Dec 20 21

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Public 2

Qualified in Putnam County Commission Expires July 25, 2024 Petitioner /

Date /2/8/202/





Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF TO OF School BOAR OF THE TOWN OF	TO OF APPEALS		Application Date:
Application For (circle applic	able): Area Var Anie Sch	iance (156.15) Use Varia	exposk Dr Mahapar NY
Mailing Address: 91 Ove	rlook Or M	Phone N	lumber(s):
Zoning District: (R-120, Commercia	al, C/BP, or Conservation)	Tax Map:	Jumber(s): (State) 7. 14 2 33 (Block) (Lot)
Applicant is: (circle one)	wner) (Lesse	e) (Contract Vendee) [A	Attach deed, contract of sale or lease agreement]
E-Mail Address:			
Previous Appeals regarding the	ne subject premise	es:	
DATE	^	REQUEST	RESULTS
1970	Constr	not Single Family	Jome GRANTED
List all improvements (1 fami	ly dwelling, pool	, etc.) Ifauly duelly	, 2 SLeeb.
diagrams, neighborhood land understand the request. List at	use maps, propert ttachments here:	ty survey, photographs of property a Survey + 1010	elevations, landscaping diagrams, traffic circulation nd any other materials that will assist the Board to S oundary, parkway or public lands? YES
I, the applicant, am seeking pe	ermission to:	Retain Sheel	
CODE REQUIRES / AI	LLOWS	PROVIDED	VARIANCE REQUIRED
10.3	MASH Kean		9'
State of New York) ss: County of Putnam) The undersigned petitioner, being dul (his) (her) knowledge except as to the Sworn to before me this	y of Janua 20	to be on information and belief, and as to the	tition and knows the content thereof, and that the same is true to ose matters (he) (she) believes to be true.
KATHLEEN S. KI			

KATHLEEN S. KRAUS
NOTARY PUBLIC, STATE OF NEW YORK
No. 01KR6172737
Qualified in Putnam County
My Commission Expires August 13, 20 23

Petitioner

Date 1/19/22



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF TH	-		Application Date:	1/6,2022
TO THE ZONING BOARD OF THE TOWN OF (5		•
Application For (circle application	ple): Area Var	riance 156.15 Use	Variance Interpreta	tion 280A
Name of Property Owner:	over	TMar-FWAddress: 3	5 Kelly K	Ng P 1040 (State)
Mailing Address: 35/24/	Jy Ridg	(State)	one Number(s):	
Zoning District: R-12 (R-120, Commercial.	C/BP, or Conservation)	Tax Map:	(section) (BI	$\frac{3}{1000}$
Applicant is: (circle one) Ow	mer) (Lesse	ee) (Contract Vendee)	[Attach deed, contra	act of sale or lease agreement]
E-Mail Address:		, –		
Previous Appeals regarding the	subject premis	es:		
DATE		REQUEST		RESULTS
	No pr	errous libar	d offician	ces (RT)
			, .	
List all improvements (1 family	y dwelling, pool	l, etc.) family	house she	d. P07/
	se mans proper	ty survey photographs of prop	erty and any other mater	oing diagrams, traffic circulation ials that will assist the Board to
		, 311		
Is any portion of the property w Explain:				
I, the applicant, am seeking per	mission to:	Perove 1 Can Gang	e & Replace W	ill Ican gaaze W/
CODE REQUIRES / ALI	LOWS	PROVIDED	v	ARIANCE REQUIRED
20'5 rde	2	51		15
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State of New York) ss: County of Putnam)				
The undersigned petitioner, being duly (his) (her) knowledge except as to the r	sworn, deposes and natters therein state	d says that (he) (she) has read the foreged to be on information and belief, and	oing petition and knows the cor as to those matters (he) (she) be	ntent thereof, and that the same is true to elieves to be true.
Sworn to before me this day	or <u>Jan.</u> 20	66		
() Ouro ()	aln_			
Notary Public				
ALICE DALY		//	11111	
No. 01DA6345	218 County	Petitioner		Date
€∂mmission Expires Ju	ly 25, 2024	1./		



Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500 M

IN THE MATTER OF THE APPEAL OF Philip Feder (e) TO THE ZONING BOARD OF APPEALS OF THE TOWN OF CARMEL Application For (circle applicable): Area Var Name of Property Owner: Philip Field Mailing Address: Horth Lane Mailing Address: (Circle one) (Owner) Zoning District: Residential Cibp. or Conservation) Applicant is: (circle one) (Owner) (Lesse E-Mail Address: Previous Appeals regarding the subject premise DATE 12 1995 Refa	iance (erpretation 280A e Mahopac My	
diagrams, neighborhood land use maps, proper understand the request. List attachments here:	any state or county highway, town boundary, par	rmaterials that will assist the Board to of applicant, PE rkway or public lands? YES/NO ment Vim office	with of
See attached	PROVIDED	VARIANCE REQUIRED	
	d says that (he) (she) has read the foregoing petition and knowed to be on information and belief, and as to those matters (he		

The finished basement with office has been in existence since 1967, less than two years after the residence was built. The 1965 certificate of occupancy included a full bathroom in the basement. The Putnam County Board of Health was established in 1969. The basement with office therefore is a legal non-conforming use as it relates to the Putnam County Board of Health. Further, the basement office at the time of construction violated no Town of Carmel regulations. Therefore, the basement with office is legally pre-existing non-conforming. Applicant seeks an interpretation that the basement with office is a legal pre-existing use.

Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

AUTHORIZATION FORM

RE: Property of: thilip tiederlein	
Located at: 4 North Lane (Owner)	, Mahopac
Tax Map #: 64. 14 - 1 - 17	(City, Town, Village)
In the matter of: Interpretation	Request)
To whom it may concern:	
This letter is to authorize William A. Shil	linj Jr. Esq.
a/an (check one) Attorney Engineer Architect	, ,
to apply for the required variance(s) on the above noted pro	operty and to sign all necessary papers and make all
necessary representations on my behalf in connection with	the above-mentioned matter.
Countersigned: (Representative)	Signed: (Owner of Property)
William A. Shilling, Jr. Esq.	Philip Fiederlein
Mailing Address: 122 Old Route &	Mailing Address: 4 North Lane Mahypac
State: NY Zip: 10512 Telephone #845 - 225 - 7500	State: <u>NV</u> Zip: 10541 Telephone # 914 - 1.71 - 5421
Date:	11- Q1 - S1&
E-mail: Waslaw@ Shillinglegal.com	
ų -	

NOTE: The willful submission of false or inaccurate information on this application may result in the dismissal of the application, or the revocation of any action taken on the application, or both.



TOWN OF CARMEL PUTNAM COUNTY

60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

	IN THE MATTER OF T	HE APPEAL			
	OF	_	}	*	T = 21 an
	/ IGHT STE	D		plication Date:	Tan 4,2022
	OF THE TOWN OF	D OF APPEALS CARMEL			
	Application For (circle applic	able): Area Var	Use Variance A LICHT Address: 234 (Address)	e Interpretation	a 280A
	Name of Property Owner:	PRTORI	A LICHT Address: 234	Forest	RD MAHOPAC/
	13U F	TOVEST PN	MAHOPAC (YY		(City) (State)
	Mailing Address: (Address)	(City)	MAHOPAC IYY Phone Nur (State)	mber(s):	- km (2.0
7	Zoning District: (R-120. Commercia	al, C/BP, or Conservation)	Tax Map: (section)	- Block)	2 - 43,2
	Applicant is: (circle one) (O	wner) (Lesse	e) (Contract Vendee) [Att	ach deed, contract	of sale or lease agreement]
	E-Mail Address:			1	
	Previous Appeals regarding th	ne subject premise	es:		
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			' '	V	
	diagrams neighborhood land	lice many proper	ty survey, photographs of property and	any other materials	that will assist the Board to
	Is any portion of the property Explain:	within 500 ft. of	any state or county highway, town bou	undary, parkway or p	public lands? YES NO
	I, the applicant, am seeking p	ermission to:	retain existings	hed	
	CODE REQUIRES / A	LLOWS	PROVIDED	VAF	RIANCE REQUIRED
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	10' Roas		4.5'	5.5	,
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	State of New York) ss:				
	County of Putnam)	ly sworn denoces and	says that (he) (she) has read the foregoing petit	tion and knows the conto	nt thereof and that the came is two to
	(his) (her) knowledge except as to the	e matters therein state	d to be on information and belief, and as to thos	se matters (he) (she) belie	eves to be true.
	Sworn to before me this d	ay of Jan. 20	27		
	()15 000				
	Notary Public	7			
		,	///	1))

ALICE DALY
Notary Public, State of New York
No. 01DA6345218
Qualified in Putnam County
Commission Expires July 25, 2024

Petitioner

Date //22





Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF TO THE ZONING BOAL OF THE TOWN OF	THE APPEAL Shed			
TO THE ZONING BOAR OF THE TOWN OF	Shed	<u>k</u>		/
OF THE TOWN OF				1/4,20 22
OF THE TOWN OF	PD OF APPEALS	App	lication Date:	/ / T , 20 dd
	F CARMEL			
	cable): Area Variance	Use Variance	Interpretati	on 280A
Name of Property Owner:	Derek Gri	Santi Address: 21	BIrch I	rive Mahopac
Mailing Address:	Same	(Address) Phone Num	iber(s):	(City) (State)
(Address)	(City)	(State)	9	1 24
Zoning District: (R-120, Commercial	ial, C/BP, or Conservation)	Tax Map: (section)	(Bloc	ck) - (Lot)
Applicant is: (circle one)	Owner) (Lessee)	(Contract Vendee) [Atta	ich deed, contra	ct of sale or lease agreemen
E-Mail Address:		*		
Previous Appeals regarding t	the subject promises:			
Previous Appeals regarding t	me subject premises.			
DATE		REQUEST		RESULTS
1/4/22 Per	Dawn an	drea:		
	100	previous appeara	rees	
		1 - 0 0.00	51	1
List all improvements (1 fam	ily dwelling, pool, etc.) I Fang durly, +	Sher	
Is any portion of the property	within 500 ft. of any		120	
Explain:	Do	- 01 1	ndary, parkway or	r public lands? YES/NO
	permission to:	state or county highway, town bour	ndary, parkway oi	r public lands? YES/NO
Explain:		in Shed		
Explain:		- 01 1		ARIANCE REQUIRED
Explain:		in Shed		
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Explain:		in Shed		
Explain:		in Shed		





Town Hall, Town of Carmel 60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

IN THE MATTER OF T	THE APPEAL					
OF		}			Γ,	<10 a a
TO THE ZONING BOARD OF APPEALS Application Date: January 5th, 20 22						
OF THE TOWN O						
Application For (circle applic	cable): Area Va	ariance (156-15)	Use Variance	Interpretat	ion 280	
Name of Property Owner: John & Chelsea Connolly Address: 16 Ridge Lane Mahopac Ny Mailing Address: 16 Ridge Lane Mahopac Ny Phone Number(s): Zoning District: K-12D Tax Map: 45.8 - 44 (Block) (Block) (Liot)						
Mailing Address: 16 Rido	10. Lane M	lahopec NM	Phone Number	r(s):	(City) \$	(State)
(Address)	(City	y) (State)	40		A	, ()
Zoning District: (R-120, Commerc	ial, C/BP, or Conservation)	_ Tax Ma	p: (section)	- GBlo	ick)	(Lot)
Applicant is: (circle one)	Owner) (Less	see) (Contract Vende	e) [Attach	deed, contra	ct of sale or	lease agreement]
E-Mail Address:		·				
Previous Appeals regarding t	he subject premi	ises:		·		
					*	
DATE	N = 1 A	REQUEST	1			ESULTS
	100	unions c	oard agg	erence	o RT	
*			×4. **			
List all improvements (1 fam	uily dwelling, poo	ol. etc.) I fa mo	he house	. 1	, 0	
The owner shall submit with		- 11			. J.	1
diagrams, neighborhood land	l use maps, prope	erty survey, photographs	of, property and any	ons, landscap other materia	als that will a	ssist the Board to
understand the request. List a	ittachments here:	: Survey, f	11uns			
Is any portion of the property	within 500 ft. o	of any state or county high	way, town boundar	rv. narkway o	or public lands	s? YES(NO)
Explain:					r puono idila	J. 125(16)
I, the applicant, am seeking p	permission to:	Extend front por	on and front	of have	beyond	front setback
		<u> </u>				
CODE REQUIRES / A	TLOWS	PROVIDED		V	VARIANCE REQUIRED	
25' From	J	15.1'			9.5'	
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		** ***				
State of New York)						
County of Putnam) The undersigned petitioner, being de	uly sworn, deposes a	and says that (he) (she) has read	the foregoing netition a	nd knows the cor	ntent thereof and	I that the same is true to
(his) (her) knowledge except as to the	ne matters therein sta	ted to be on information and be	lief, and as to those mat	tters (he) (she) be	elieves to be true.	
Sworn to before me this	lay of Wotary	Public, State of News	8			
Registration Working County Qualified In Putnam County Qualified In Putnam County Expires May 24, 202)						
avotary Public	00					
			10			



TOWN OF CARMEL PUTNAM COUNTY

60 McAlpin Ave. Mahopac, N.Y. 10541 (845)628-1500

Date_

IN THE MATTER OF THE APPEAL	1	
TO THE ZONING BOARD OF APPEAR	Appli	cation Date: December 3, 20 2)
OF THE TOWN OF CARMEL Application For (circle applicable): Area V	variance (156-(5-) Use Variance	Interpretation 280A
Name of Property Owner: Christing Mailing Address: Same (Address)	Address: 10 Top	MANARA MALACE NO
Mailing Address: Same (Circhards)	Phone Numb	er(s):
Zoning District: 2-120 (R-120. Commercial, C/BP, or Conservation	Tax Map: $\frac{74.34}{\text{(section)}}$	- (Block) - Q (Lot)
Applicant is: (circle one) (Owner) (Les	see) (Contract Vendee) [Attac	h deed, contract of sale or lease agreement]
E-Mail Address:		
Previous Appeals regarding the subject prem	ises:	
DATE	REQUEST	RESULTS
NO pre	mans board affear	mes &
	ſ	
List all improvements (1 family dwelling, po	ol, etc.) I family house	
diagrams, neighborhood land use maps, propunderstand the request. List attachments here Is any portion of the property within 500 ft. of Explain: I, the applicant, am seeking permission to:	erty survey, photographs of property and ar	ations, landscaping diagrams, traffic circulation by other materials that will assist the Board to large, parkway or public lands? YES/NO
, the approant, and seeking permission to.	I COM NEW (
CODE REQUIRES / ALLOWS	PROVIDED	VARIANCE REQUIRED
20' Reas	3'6"	16.6"

State of New York) ss: County of Putnam) The undersigned petitioner, being duly sworn, deposes a (his) (her) knowledge except as to the matters therein sta	and says that (he) (she) has read the foregoing petition atted to be on information and belief, and as to those man	and knows the content thereof, and that the same is true to
Sworn to before me this day of 20		
Notary Public		¥ -
Procesty Fublic		
		9 9

Petitioner