

APPLICATION TO BOARD OF APPEALS

Tel. No. X

Appeal No. 2024-022

Date X 5/6/2024

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) X Isabel & Paul Komornicki of X 105 North Ave, W. Seneca

1400, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT, WHEREBY THE BUILDING INSPECTOR DID DENY PERMIT TO: permit farm animals (goats) on property

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A CERTIFICATE OF ZONING COMPLIANCE
- AREA PERMIT

1. Applicant is the PROPERTY OWNER
 CONTRACTOR FOR THE WORK CONCERNED HEREIN
 PROSPECTIVE TENANT
 OTHER (Describe) _____

2. LOCATION OF THE PROPERTY 105 North Ave.

3. State in general the exact nature of the permission required, Requesting (2) goats, chickens on property. R-65 does not permit. & ducks

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20_____.

5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: See attached

B. Interpretation of the Zoning Ordinance is requested because: _____

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section 120, Subsection 13, Paragraph _____ of the Zoning Ordinance, because: _____

X Isabel Komornicki
Applicant's Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance Town Zoning Code 120-13 No farm animals permitted in zoning R-65

2. Zoning Classification of the property concerned in this appeal R-65

3. Type of Appeal:
 Variance to the Zoning Ordinance.
 Interpretation of the Zoning Ordinance or Zoning Map.
 Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

4. A statement of any other facts or data which should be considered in this appeal. _____

Building Inspector J. B. [Signature]

To the members of the West Seneca Building Department and Town Zoning board,

I am Isabel Komornicki, the owner of 105 North Ave, W Seneca, NY, along with my brother Paul Komornicki, who is the lifetime tenant. We are respectfully asking for a variance to West Seneca zoning code to maintain two pigmy goats on the property; Ozzie, the wether and the other a female, Harriet. My brother is a disabled veteran of active duty in the Gulf war conflict in the 1990s; he has been awarded medals for his service to this country. He also has stage four cancer, required intense surgery. He's has been stable; but treats for complications and monitors at Roswell. Thankfully, he remains able bodied. However, the above have taken a toll on him resulting in Post-trauma stress disorder; which stable and monitored at the VA in Buffalo. The goats provide a sense of "purpose" and comfort for my brother, as many dogs do for people. He told me "I wake up in the morning and sometimes don't feel good. Then I think of the goats and I know I have take care of them and feel better." The purpose to keep the two is that they are social animals and need each other. The goats are this size of most people's average dogs and are kept in enclosed area. They're directly supervised and not wandering. They also have a GPS monitor on their collars.

From my understanding, the immediate neighbors are in agreement with keeping of the goats. The neighbor's kids "love" the goats and are learning how to take care of them. My friend, owner and resident of WS, also brought his granddaughters over to visit the goats. As informed by town building department; I was also very concerned about reports "people walking onto our property to take pictures". As you know; this is trespassing, and violates West Seneca codes, as those persons were never given permission by ourselves to do such. However, we are focused on a positive relationship with everyone. I am concerned about set back for the well-being of my brother if he has to surrender the goats. The chickens and ducks will be given to people whom already inquired about them; we would like to respectfully ask for time, a month, to arrange their relocation. Also, I will be traveling out of country for the next town zoning board meeting in May. If it all possible, I would greatly appreciate deferment to appear at the meeting to June. If not possible; our next-door neighbors would appear with my brother.

Thank you for the correspondence and the assistance your department, including Mr Busse, have given to my brother and myself. We really appreciate the courtesy, kindness, and your efforts.

Kindest Regards



Isabel Komornicki, NP
University at Buffalo Surgeons, Inc Vascular Surgery at BGH and ECOMC
Main office at:
462 Grider St. DK Miller 4th floor
Buffalo, NY 14215
Cell #716-479-7950

Paul Komornicki, primary resident of 105 North Ave of W Seneca



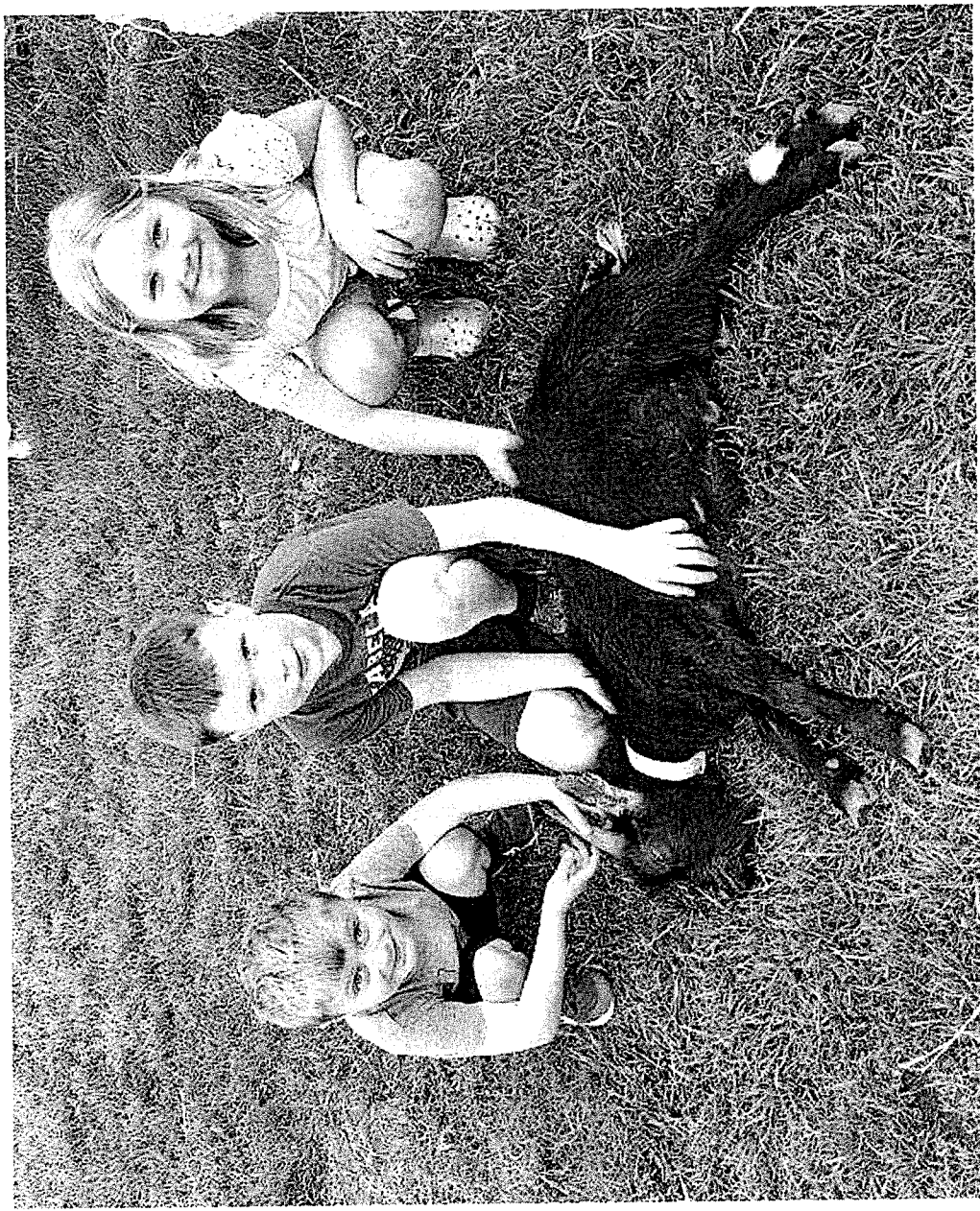


↑
Ozie

↑
Hannah



Yard during
eclipse



Kids taking care of Orrie
after his procedure 5/1/24

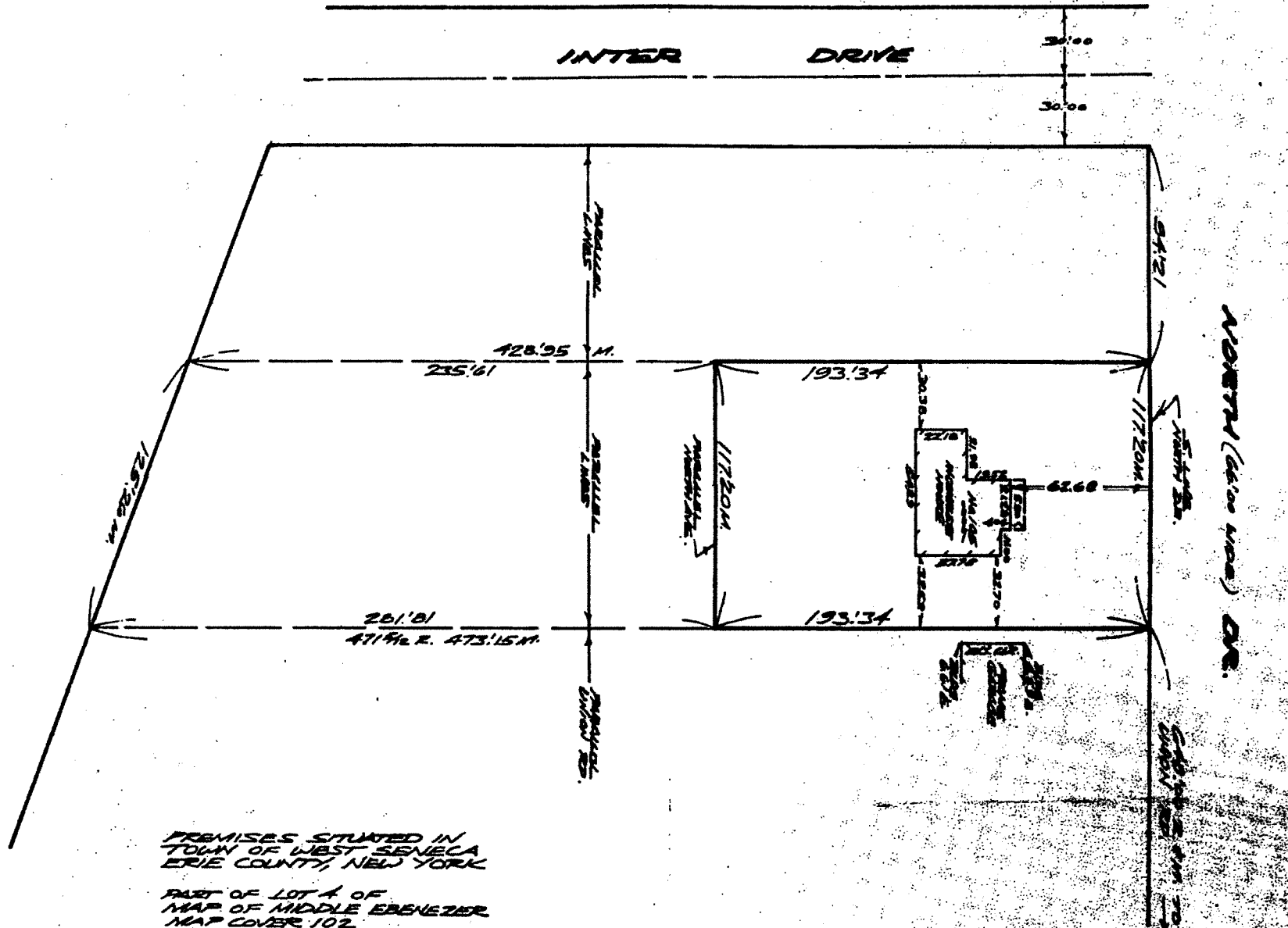


Yard & Area

Nothing any here on this map is in violation of the law, excepting as provided in Section 2000, Part 2 of the New York State Education Law.

SCALE: 1" = 40'

OL
105 North
File



PREMISES SITUATED IN
TOWN OF WEST SENECA
ERIE COUNTY, NEW YORK

PART OF LOT A OF
MAP OF MIDDLE EBENEZER
MAP COVER 102

THIS MAP WAS PREPARED AND DRAWN BY
A SURVEYOR WITH NEW YORK STATE LICENSED LAND
SURVEYOR'S SEAL NO. 91,728

RE-SURVEY	RE-SURVEY	RE-SURVEY
<p>Map of Seneca 105 North</p>		

***** RECEIPT *****

Date: 05/06/24

Receipt#: 86471

Quantity	Transactions	Reference	Subtotal
1	Zoning Board of Appeals	20156287	\$160.00
Total Paid:			\$160.00

Notes:

Payment Type	Amount	Paid By
CASH	\$160.00	Komornicki, Isabel And Paul

Thank you for allowing the Town Clerk's office to serve you. Have a wonderful day!

Name: Komornicki, Isabel And Paul
105 North Ave
West Seneca, NY 14224

Clerk ID: ELYSE

Internal ID: 20156287