

Village of Gowanda  
Zoning Board of Appeals  
Meeting August 27, 2026

The Zoning Board of Appeals meeting was called to order at 6:30 PM at the Municipal Hall

Present: Joshua Tripi, Barbara Nephew, Travis Grubbs

Public: Jack Broyles, Dennis Kennedy

The purpose of the meeting was for a new chairperson to be elected along with 2 variance requests and subdividing the property on 241 Palmer St.

Dennis Kennedy is requesting that 100 N Chapel be switched from a church to a residential multi-unit. The old church has been remodeled to add 4 apartments. A Building permit was issued and code enforcement did an inspection of the property during the inspection it was discovered that 4 units were built. If the variance gets approved a certificate of occupancy can be issued.

Motion made by Travis Grubbs to appoint Joshua Tripi as the ZBA chairperson. Motion carried.

Motion was made by Travis Grubbs to schedule a public hearing for the recommendation to change the property at 100 N. Chapel to an R3 which is multi and two family residential. Motion carried.

The Zoning board discussed the request submitted by United Methodists of Upper New York to change the Zoning at 30 N. Chapel as the church is closed and for sale. The decision was made not to change or reclassify the church-the future buyer can submit a request once that person knows what they intend to use the property for. Right now, it's zoned as an R2 which is residential one and two family. Whoever buys the property would need to present a plan for the intended use of the property and apply for any variances that may be required. Parking is a concern. There are no records to indicate that the zoning was ever changed.

The property at 241 Palmer St. would like to subdivide the property to make best use of the property. Right now, there is a storage facility and an office building with some commercial tenants. The board feels they do not have enough information to move forward. Mr. Tripi had reached out to get more information prior to the meeting but has not heard back.

Meeting closed at 7:38 PM.

Respectfully Submitted  
Danielle Wagner  
Village Clerk