PLANNING BOARD MEETING

April 14, 2026

Chairperson, Brandon Zeches, called the meeting to order at 5:30 p.m. at Warsaw Fire Hall, located at 40 East Buffalo Street, Warsaw NY 14569. The Pledge of Allegiance followed.

MEMBERS PRESENT:
Brandon Zeches, Chairperson
Deborah Gillen
Kevin Miller
Christian Henrici
Barbara Mann, Secretary

GUEST:
Donald Roberts, Wyoming County Code Enforcement Officer
Nicole Grover, Wyoming County Code Enforcement Officer
Tracy Bellerdine, smartDESIGN Architect
Deanna Wilcox, Warsaw Village Fire Chief
Gary Smith, Warsaw Fire Department
Daniel Smith, Warsaw Fire Department
Jenna Marley Kristen Felix
Maureen Felix Matt FelIx

Chairperson, Brandon Zeches, called for a motion to approve the previous meetings minutes of March 10, 2026, and April 8, 2026.

MOTION MADE BY Member Kevin Miller to approve the meetings minutes as presented. Seconded by Member Christian Henrici. All in favor. Motion Carried.

<u>Land Separation – Scott & Tami Treutlein 32 Orchard Street and 44 Brooklyn Street:</u>

Jenna Marley presented Treutlein's Land Separation due to being involved with her property at 27 Orchard Street. Treutlein currently owns two residential lots. They would like to adjust property lines for both lots and deed a portion to be merged with a neighboring lot: Parcel A:44 Brooklyn, Parcel C: 32 Orchard Street, Parcel B: going to 27 Orchard Street. There was a photo map of sites. Each lot is residential with a large amount of land between them. Surveyed by Gillen Survey.

Roll Call for Land Separation:

Chair: Brandon Zeches **AYE**
Member: Kevin Miller **AYE**
Member: Christian Henrici **AYE**

Member: Deborah Gillen **AYE**

MOTION MADE BY Member Christian Henrici to approve the Land Separation. Seconded by Member Kevin Miller. All in favor. Motion Carried.

Land Separation – CRY-RES INC – 40 East Buffalo Street:

Tracy, smartDESIGN, explained that the Village of Warsaw Fire Department received a grant to expand the facility to improve operations and safety at the fire hall. The current parcel does not have open space to accommodate an addition, but Warsaw Fire Department owns (entity name Cry-Res Inc.) the residential lot to the South at 29 Livingston Street. The request is for 72'x20' are the dimensions of the addition. The Cry-Res properties will be reduced by 0.28 acres to be merged with 40 East Buffalo Street.

The Fire Department will be getting a new diesel generator. Board members are concerned about noise for neighbors. If they find the generator to be noisy, they will enclose the area around generator. Generator will be used by the fire hall for power outages and whenever tested.

Roll Call for Land Separation:

Chair: Brandon Zeches **AYE**
Member: Kevin Miller **AYE**
Member: Christian Henrici **AYE**
Member: Deborah Gillen **AYE**

MOTION MADE BY Member Christian Henrici to approve the Land Separation. Seconded by Member Deborah Gillen. All in favor. Motion Carried.

MOTION MADE BY Member Kevin Miller to send to Zoning Board of Appeals. Seconded by Member Christian Henrici. All in favor. Motion Carried.

Solar Project – Warsaw Solar/RIC, 1010 – 1018 West Buffalo Street:

Chairperson, Brandon Zeches, read the Resolution for the Village of Warsaw Planning Board to be Lead Agency dropped off by Mr. McWhinney, Attorney. The Board has tabled this Resolution due to concern of incorrect information. Under paragraph 4 and 5 they believe it should show "the Planning Board of the Village of Warsaw" instead of as shown "the Village Board of the Village of Warsaw".

MOTION MADE BY Member Christian Henrici to table the Resolution to Declare itself Lead Agency in regard to Site Plan approval and related permits to Warsaw PV, LLC. Seconded by Member Kevin Miller. All in favor. Motion Carried.

There was discussion of the SEQR Part 2. The board wants to make sure that the following concerns are addressed for the following questions:

#9 Impact on Aesthetic Resources

#11 Impact on Open Space and Recreation

#17 Consistency with Community Plans

#18 Consistency with Community Character

The board has requested Chairperson, Brandon Zeches, to write a letter to Betty Podlesh requesting permission for CPL, whom the Planning Board has hired to represent as our engineer for this solar project by RIC to visit the site since there is no trespassing. In which RIC is paying for these services by escrow.

MOTION MADE BY Chair Brandon Zeches to write a letter to Betty Podlesh for the purpose of obtaining permission to enter the property to understand the scope of the project. Seconded by Member Christian Henrici. All in favor. Motion Carried.

NEXT MEETING IS SCHEDULED FOR May 12, 2026, AT 5:30 PM.

MOTION MADE BY Member Kevin Miller to adjourn the meeting. Seconded by Member Christian Henrici. All in favor. Motion Carried.

Meeting Adjourned at 6:03 pm

Respectfully submitted,
Barbara J. Mann, Secretary