

**BEATTIE & KRAHULIK**

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Hon. John J. Beattie (1872-1924)  
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John J. Beattie, III (1937-1984)  
Emil R. Krahulik (1959-2013)

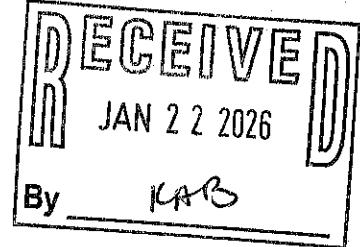
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January 22, 2026

Boris Rudzinski, Building Inspector  
Village of Warwick  
77 Main Street  
Warwick, New York 10990

Re: Notices to Remedy  
Warwick Valley BBA LLC  
28 Church Street, Village of Warwick



Dear Mr. Rudzinski:

Please be advised that this firm represents Warwick Valley BBA, LLC concerning the above referenced Notices to Remedy. Rest assured, my client Robert Schluter is concerned and extremely troubled by the circumstances surrounding the battery energy storage facility fire which occurred at 28 Church Street in the Village of Warwick.

To that end, we have begun the process of terminating the tenant's lease, obtaining possession of the premises, and facilitating the removal of the battery energy storage system as soon as possible. Unfortunately, New York State landlord tenant law affords tenants extraordinary protections and it will take time to terminate the lease and obtain possession of the premises. The matter is further complicated by the bankruptcy filing of Powin Technology New York LLC, which is the manufacturer of the battery energy storage system.

Boris Rudzinski, Building Inspector  
January 20, 2026  
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Future correspondence concerning this matter may be directed to me on behalf of Warwick Valley BBA, LLC, the owner of the premises. Please do not hesitate to contact me with any questions or concerns you may have.

Very truly yours,

ROBERT E. KRAHULIK

BEATTIE & KRAHULIK

REK/kc  
Encl.  
cc: Robert Schluter  
Mayor Michael Newhard