



NEW CASTLE FIRE DISTRICT NO.1

Est. 1925



Board of Fire Commissioners
Post Office Box 64 • Chappaqua, New York 10514
Website: www.ncfd1.org • Phone: 914-238-6287

COMMISSIONERS

NANCY ZEZZE, CHAIR
JON PREIZLER
CHARLES RAUCH
DWIGHT SMITH
MICHAEL SOLDÓ

AGENDA

REGULAR MEETING

WEDNESDAY, MARCH 18, 2026

6:30pm at 491 King Street, Chappaqua, NY

Call Meeting to Order

Pledge of Allegiance

Attendance

Correspondence

- Letter from Edward Ted Holmes
- Letter sent to JMC (Castings Supplier)
- Letter sent re: Schindler

Chief's Report

- Approval of Expenditures

Approval of Minutes

- Monthly Meeting 02.18.26
- OACM Meeting 02.18.26
- Special Meeting (CO's) 02.24.26
- Special Meeting (Asbestos) 03.11.26

Treasurer's Report

- BST Audit Update
- Check Registers – Paid Expenses
- Expense Abstract – Approval
- Reserve Accounts

Committee Reports

- Finance – Commissioners Rauch and Preizler
- Insurance – Commissioners Zezze and Rauch
- Trucks – Commissioners Smith and Soldo
- House – Commissioners Preizler, Smith, Soldo
- Communications – Commissioner Smith
- Technology – Commissioners Rauch and Smith
- Medical/Physicals – Commissioner Zezze
- Projects – Commissioners Zezze, Rauch, Preizler
 - Asbestos remediation contractor
 - Alternative castings supplier
 - Draft letter from Triton to Key Construction
 - Change Order Deduct for liquidated damages
- Town Board Liaison – Commissioner Soldo
- Legal and Contract Review – Commissioners Zezze and Preizler
- Fire Department Liaison – Commissioners Rauch and Zezze
- Senter Street Firehouse Sale – All Commissioners
 - Appraisal
 - Status of building clean out
 - Referendum update
 - Process choices after referendum

Old Business

New Business

- Sprinkler drawings, plans, bid process

Public Comment

Future Dates

- A Special Election / Mandatory Referendum regarding the sale of the Senter Street Firehouse will be held on April 14, 2026 from 6:00pm to 9:00pm. A Project Special Meeting will be held on April 15, 2026, at 5:15pm. The next Regular Meeting is scheduled for Wednesday, April 15, 2026, at 6:30pm. Email any questions and concerns for the Board's consideration for any meeting to BOFC@NCFD1.org.

Adjournment

From: Edward Ted Holmes <ted.holmes@raveis.com>
Sent: Monday, March 9, 2026 11:34 AM
To: bofc@ncfd1.org
Subject: 11 Senter St, Chappaqua
Attachments: The Holmes Team Book_prelisting pkg.pdf

Dear Board of Fire Commissioners,

I hope this message finds you well. I became aware of the property at 11 Senter Street in Chappaqua may be considering real estate brokers for the potential sale of the property. I would welcome the opportunity to introduce myself and discuss how I could assist the Fire Department in evaluating and marketing the property.

For those who may not know me, I was born and raised in Chappaqua and my two sons represent the third generation of our family growing up here. My father, Bill Holmes, founded Holmes & Kennedy Real Estate in 1968, and over the years has been involved in several commercial developments in the Chappaqua business district. I joined Holmes & Kennedy in 2000 and have worked in multiple roles including Agent/Broker, Manager, and Director of Operations, before transitioning to my current role as a Broker with The Holmes Team at William Raveis Real Estate.

While most transactions in Chappaqua involve residential properties, I have remained actively involved in the sale, management, and positioning of commercial and mixed-use properties within the hamlet. Two recent transactions include:

61 North Greeley Avenue (Opportunity Shop Building)

7 residential apartments and retail space List Price: \$892,000 | Sale Price: \$1,150,000

57 South Bedford Road (6-unit apartment building) List Price: \$1,400,000 | Sale Price: \$1,400,000

In today's market, experience is important, but so is having a thoughtful strategy for identifying the ideal buyer profile, positioning the property correctly, and ensuring it receives the broadest exposure to qualified purchasers.

I would be happy to provide a more detailed overview of my background and marketing approach, and I would greatly appreciate the opportunity to speak with the Board if you are considering brokerage representation.

Thank you for your time and consideration.

Sincerely,

Edward "Ted" Holmes

Licensed Associate Real Estate Broker

Founder, The Holmes Team William Raveis Real Estate

Mobile (914) 548.6179

BOARD OF FIRE COMMISSIONERS

NEW CASTLE FIRE DISTRICT NO.1

P.O. BOX 64

CHAPPAQUA, NEW YORK 10514

Nancy Zezze, Chairman
Jon Preizler
Charles Rauch
Dwight Smith
Michael Soldo

March 13, 2026

Mr. Joseph P. Modafferi, Jr., RLA
JMC Site Development Consultants
120 Bedford Road
Armonk, NY 10504
By EMAIL

Re: Alternative Casting Supplier

Dear Joe,

Thank you for suggesting an alternative supplier for the castings and related materials associated with the District's firehouse modernization project. The Board of Fire Commissioners appreciates your proactive efforts to identify potential opportunities to control project costs while maintaining the required project standards.

The Board will be meeting on Wednesday evening, and this matter has been placed on the agenda for discussion. To assist the Board in making an informed decision, we would appreciate it if you could review the statements below and, if accurate, confirm your agreement by signing and returning this letter prior to the meeting.

Thank you again for your continued diligence and cooperation on this project.

Sincerely,
/Nancy Zezze/

Nancy Zezze
Chair, Board of Fire Commissioners

Acknowledgment Regarding Proposed Alternative Materials

In connection with the proposal to utilize castings and related materials sourced from a non-United States supplier (the "Proposed Materials"), the undersigned acknowledges and confirms the following:

1. The Proposed Materials will be available and delivered within the timeframes required to meet the project schedule.
2. The Proposed Materials will meet or exceed all requirements, specifications and performance standards set forth in the project plans, specifications, and contract documents, including compliance with all applicable industry standards, with the sole exception that the Proposed Materials will not be manufactured in the United States.
3. The contractor(s) responsible for the applicable scope of work have reviewed and approved the use of the Proposed Materials and have confirmed that, to their knowledge, their use will not adversely affect installation, performance, warranties, or other project requirements.
4. If the Board of Fire Commissioners approves the use of the Proposed Materials, the resulting cost savings to the project will be \$_____, and such amount shall be credited to the District.

Signature: _____

Name/Title: _____

Date: _____

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P.O. BOX 64

CHAPPAQUA, NEW YORK 10514

Nancy Zezze, Chairman
Jon Preizler
Charles Rauch
Dwight Smith
Michael Soldo

March 2, 2026

Triton Construction Company
Attn: Gerald Ruck
Construction Manager

Dear Gerald,

At the Board of Fire Commissioners OACM Meeting on February 18, 2026, you presented proposed Change Order #CO-008 in the amount of \$3,956.92 to "reroute elevator pipe necessary to facilitate adjusted elevator pit location to comply with the elevator manufacturer's requirements."

At that meeting, your colleague, Kevin Sawyer advised the Board that, based on his prior experience working with Schindler Elevator Corporation, the company can at times impose its own internal requirements that differ from applicable building codes, standards, and customary practices. Kevin's comment reminded the Board of a similar situation last September, when Schindler requested a modification to the emergency generator configuration to allow for battery lowering of the elevator. Although the Board questioned both the necessity of that change and the District's responsibility for it, CO#17 (\$3,500) was ultimately approved for administrative purposes only.

In light of this second request originating from Schindler, I believe it is important to clearly restate our position.

The original bid documents identified several acceptable elevator manufacturers. Schindler was independently selected by Key Construction. The District has no contractual relationship with Schindler. Key Construction is contractually bound to the architect's drawings, specifications, and scope of work, which collectively define the project's elevator requirements. To the extent that Schindler is asserting additional or differing internal requirements, that issue is a matter between Key Construction and its subcontractor. The District is not a party to the contract between Key and Schindler and is not bound by any representations made between them.

Accordingly, I will not be presenting CO-008 to the Board for further consideration or a vote. Please share this position with Key Construction and the other project professionals and advisors so that this matter can be addressed at the appropriate contractual level.

Thank you for your continued efforts in moving the project forward.

Sincerely,

Nancy Zezze
Chair, Board of Fire Commissioners

Sent via Email
And USPS