



NEW CASTLE FIRE DISTRICT No. 1

Est. 1925



Board of Fire Commissioners
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**BOARD OF FIRE COMMISSIONERS
NEW CASTLE FIRE DISTRICT NO. 1
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A Special Project Meeting of the Board of Fire Commissioners of New Castle Fire District No. 1 was held at 491 King Street, Chappaqua, New York on the 14th of January 2026 commencing at 6:00pm.

Present

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

Also Present

Greg Bologna, Treasurer
Jonathan Goodman, Acting Secretary

Call Meeting to Order:

Commissioner Zezze called the meeting to order at 6:00pm.

Pledge of Allegiance:

Acting Secretary Goodman led the Pledge of Allegiance, after which the Board observed a moment of silence in remembrance of all deceased members.

OACM Meeting #32 Update

Redi Gjecka of Triton Construction provided an update of the project with representatives of the architects participating remotely. Redi introduced Gerald Ruck, who will assume Redi's responsibilities. Redi's distributed a field report which will be posted to the website.

- Demolition work continues. Asbestos is a concern and being monitored. Structural support has been added to handle the load during demo.
- Waiting for DOT re: Right of Way which will allow for water and a utility pole for power.
- Siteworks to commence digging inside property line and to prep gas line connection.
- Sewer connected.

- Town inspectors were on-site: Plumbing passed inspection. Insulation still being checked. Electrical conduits passed inspection, so walls on second floor can be closed.
- Sprinklers need to be tested including a leak test.
- Chief Zezze stated that a sprinkler head near an I-beam poses a problem for the bailout space. He asked whether this sprinkler head can be relocated.
- Insulating foam in the attic was placed. The foam vendor had a delay due to an insurance certificate issue but is expected to return for the 2nd floor soon.
- Awaiting roofer for 2nd floor – for more insulation and water proofing. After that, radio room windows will be installed.
- Storefront windows and doors are installed.
- Railing has been delivered. Overhead doors should arrive soon.
- A balance of \$58,771 remains in the contingency fund assuming that the funds for this evening's change orders for overflow drain, storm line, and sconces are approved.

After Redi completed his presentation:

- Commissioner Zezze expressed concerns about the cost (approx. \$10,000) for sconces and said that she wants to look at other vendors. There was a discussion regarding what is included in the \$10,000 (conduit, fixtures, installation) and some expressions of concern regarding warranties.
- The Board held extended discussion regarding RFP41, a \$1,785 change order for a roof hatch. It was noted that the change resulted from an error in the architect's specifications, and that the District had already ordered and paid for a custom door that could neither be used nor returned. Additional concern was raised regarding whether the previously ordered railings could be utilized. The Board was advised that delaying the project to resolve this issue was inadvisable, particularly given the Contractor's existing noncompliance with contractual requirements for timely delivery. Commissioner Rauch moved to approve RFP41, seconded by Commissioner Soldo, with the stipulation that the Board will seek a credit or refund from the architect to reimburse the District for incremental costs resulting from the architect's error. The motion carried unanimously.
- The participants discussed RFP 44, \$13,999 for fireproofing. Redi explained that the original fireproofing method was not accepted; this was an incremental cost. Commissioner Zezze moved to approve RFP44, seconded by Commissioner Soldo. The motion passed unanimously.
- The participants discussed COP #04 (\$5,317) for electrical work including sconces, conduits, and installation. This COP supersedes an earlier discussion regarding the estimated \$10,000 for sconces. Commissioner Zezze expressed her approval of this lower cost and made a motion to approve COP #04, seconded by Commissioner Soldo. The motion passed unanimously.

- The participants discussed CO #7, which includes roof overflow drains, scupper drains and an overflow spout (\$17,236.19). Redi said that this change is required by code and reminded the Commissioners that the contingency budget can support the cost. Commissioner Soldo made a motion to approve CO #7, seconded by Commissioner Preizler. The motion passed unanimously.
- The participants discussed CO #6 \$4,078, a storm pipe rerouting to allow for HVAC and other utilities on the second floor while maintaining ceiling height. Redi explained that the required pitch of the storm pipe is causing interference with the space and inadvisable consequences. After discussion, Redi said he would try to see if the cost can be reduced by borrowing a lift from one of the subcontractors. The matter was tabled.
- The participants discussed the need for a change order for the installation of weep holes in the existing brick, below grade and adjacent to the planters. It was explained that failure to install weep holes could have serious long-term consequences and that, prior to the project's excavation, it was nearly impossible to determine that weep holes had not been installed when that portion of the building was originally constructed. Commissioner Soldo moved to approve the change order in the amount of \$3,370 (change order number pending), seconded by Commissioner Zezze. The motion passed unanimously.
- Commissioner Smith asked Redi whether the Contractor was continuing to reimburse the District for electricity charges. Redi responded affirmatively. The Treasurer concurred.
- Commissioner Zezze acknowledged that this was Redi's last presentation to the Board and she expressed her thanks personally and on behalf of the Board for his contributions to the project. She and Redi agreed that they would stay in touch.

Public Comment:

There was no public comment

Future Dates:

The next Regular Meeting is scheduled for Wednesday, January 21, 2026, at 6:30pm. Email any questions and concerns for the Board's consideration for any meeting to BOFC@NCFD1.org. The next special project meeting is scheduled for February 9, 2026 at 6:00pm. Several members expressed their desire to schedule project meetings more proximate to regular meetings.

Adjournment:

Upon motion by Commissioner Rauch, seconded by Commissioner Zezze, the Board voted unanimously to adjourn the meeting at 7:05 pm.

Respectfully submitted,
Jonathan Goodman
Acting Fire District Secretary