



NEW CASTLE FIRE DISTRICT NO.1

Est. 1925

Board of Fire Commissioners
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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 March 18, 2026.

Present

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

Also Present

Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Attendees

Gerald Ruck, Triton Construction
Kevin Sawyer, Triton Construction
Kiel Sadowsky, Wendel (Remote)
Joseph Modafferi, JMC (Remote)

Call Meeting to Order:

Chair Zezze called the meeting to order at 5:15pm with Commissioners Preizler and Smith present. Commissioner Soldo joined the meeting at 5:40 p.m. Commissioner Rauch joined the meeting at 5:50 p.m.

Pledge of Allegiance:

Commissioner Smith led the Pledge of Allegiance, after which the Board observed a moment of silence in remembrance of all deceased members.

Gerald Ruck of Triton Construction provided a project update, with input from other meeting participants.

- Asbestos remediation remains outstanding; however, it is not delaying Key's progress. Chair Zezze reported that the Board has received two proposals, is hoping for a third, and requires additional clarification before the Board makes a final determination.

- Work on King Street is scheduled to commence April 1, following the conclusion of NYSDOT winter restrictions.
- Mr. Modafferi added that a permit was issued approximately one to two weeks ago and remains valid through June, when the associated insurance expires. Additional paperwork is still required. Issues regarding backfilling the water trench remain unresolved. Siteworks/Key must file a notice of start date and submit a plan. Although this is typically the contractor's responsibility, the matter has repeatedly been referred back to JMC.
- Siteworks has returned to the site and is currently working on the north side.
- Some additional preexisting underground structures have been found.
- Mr. Modafferi advised that the Town will require a Certificate of Compliance for retaining walls. Triton will confirm with the structural engineer responsible for providing this certification.
- Intricate Tech Solutions is working on the gas service. This requires completion of a wall pour followed by trench excavation.
- Mr. Ruck reported that flashing has not yet been completed and noted areas of interior moisture and active dripping, which were confirmed by attendees. He stated that re-pitching and additional roof work will be performed when temperatures rise, which is expected to resolve the issues. Some participants expressed concern about possible consequences from the moisture.
- The concrete subcontractor is scheduled to complete the mezzanine stairs within two weeks.
- Interior work continues to progress. Ceiling grid installation on the second floor is nearing completion, and drywall work is ongoing.
- The kitchen hood exhaust and fire suppression system will be tested soon.
- Mr. Ruck cautioned that contingency funds and allowances are nearly exhausted. He identified a primary cost concern as the proposed modification to the bailout window. He has received additional change orders, but he is currently reviewing/negotiating with contractors and does not believe they are ready for Board review.
- Mr. Ruck and participants reviewed prior change orders. It was confirmed that PCO-007, 008 and 010 had been approved by the Board. Participants noted that at one point, the Board had been told that PCO-009 (Johnson Controls) was required by the fire marshal, however, it was subsequently determined that was not true. (See prior meeting minutes.) Commissioner Rauch stated he is seeking clarification regarding the \$14,114.14 request from Johnson Controls, but response times have been delayed due to a reassignment of the company's sales representative. Chair Zezze noted that Change Order CO-008 from Schindler is moot because it is a contractual matter between Key and Schindler only. (See 3/18/26 Regular Meeting Minutes). Mr. Ruck will continue discussions with a vendor regarding CO-006 in an effort to reduce its costs.
- The Board and Mr. Modafferi held an extensive discussion regarding a potential waiver of the U.S.-sourced manufacturing requirement for castings, as a cost-saving measure. Commissioners emphasized that there must be no compromise in quality or adherence to original specifications. It was noted that existing castings in the firehouse parking lot are foreign-sourced.

Mr. Modafferi explained that Key had submitted four versions of a CO with varying cost per linear foot; however, the information provided lacked clarity. There was also disagreement regarding the length of material for which the District is responsible. Mr. Modafferi said that a revised proposal should be prepared for only 28 additional feet of casting. This proposal must include both US-sourced and non-US-sourced options, along with confirmation from JMC that all materials meet project specifications.

Further discussion addressed the necessity of the additional 28 feet. Mr. Modafferi stated that this is a constructability issue required to connect the trench drain and sand filter across the driveway. He also noted ongoing disagreement regarding responsibility for approximately 50 feet of sloped material, which he characterized as “means and methods”. Mr. Modafferi will compile the required information, simplify the request, and present it clearly to the Board. He indicated his additional work would not exceed \$1,500. The discussion concluded with agreement that the revised information will be presented promptly to facilitate a timely Board decision.

- Mr. Ruck reported that Key revised its proposal for the bailout window modification to \$72,000. Attendees questioned the cost. Mr. Ruck stated that the work involves structural steel and masonry and must comply with prevailing wage requirements. He indicated that efforts to reduce the cost have not been successful. Mr. Sadowsky suggested alternative design options. Chair Zezze reiterated that the District will not compromise training standards and emphasized that a compliant bailout training window is a critical life-safety requirement.
- Chair Zezze stressed the importance of maintaining project momentum and stated that the Board will act promptly on pending decisions to avoid delays.
- Mr. Sandowsky raised a code compliance issue related to an installed electrical panel that had been noted at a previous meeting. He proposed relocating a door or moving a door forward to remedy the problem, at the District’s expense. Chair Zezze stated that this issue has already been acknowledged by Wendel as an architectural design error which was compounded by the electrician’s error. She said that the District will not bear the cost of the correction. Mr. Sandowsky said errors occur on every project and that Wendel won’t agree to paying for the correction. A participant asserted that, as a matter of law, industry practice, and professional responsibility, the architect of record bears primary responsibility for the costs associated with correcting his design errors that result in code violations. Mr. Sandowsky said he would elevate the matter to his management for review and report back to the Board.

Public Comment:

There was no public comment

Future Dates:

The next Regular Meeting will begin following the adjournment of this Special Project Meeting. The next Special Project Meeting is scheduled for March 25, 2026 at 5:30pm. Email any questions and concerns for the Board's consideration for any meeting to BOFC@NCFD1.org.

Adjournment:

Upon motion by Commissioner Rauch, seconded by Commissioner Smith, the Board voted unanimously to adjourn the meeting at 6:30 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary