



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 April 15, 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)

Call Meeting to Order:

Chair Zezze called the meeting to order at 5:15pm.

Pledge of Allegiance:

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

Mr. Ruck provided a project update, with input from other meeting participants:

- Asbestos remediation commences on April 16.
- The water service valve has been installed on the main at King Street. He said this is a major milestone. He said the town has been cooperative. The next steps include a cap on the old water service, running lines from street to building, testing/inspection/flushing with completion expected by the middle of next week. After the water is done, work on the utility pole and electric commences. Considerable trucking and dirt movement is underway and this will lead to the gas main installation.

- The water infiltration issue has been corrected. The roofer came back, buttoned up flashing and the interior is now dry.
- Window installation is complete except for one window, which is being left open to maintain access.
- Railing work is nearly complete. The atrium stair rail is still pending.
- Second floor interior work is progressing. Drywall is mostly complete. Hollow metal door frames are installed. Doors are onsite. Painting and ceiling tile grid is mostly done. The ceiling is being left open for access. Flooring remains to be completed. Mechanical and electrical are mostly done, however, they cannot power-up anything until there is permanent power running. Three weeks is the estimate for the street pole work and permanent power.
- Chief Eiden noted that the retaining wall requires a rail that is visible to fire truck drivers. Mr. Ruck acknowledged this.
- Chief Eiden noted that the air handler on the patio had foil tape which looked unfinished and unprofessional. Mr. Ruck said he would investigate.
- Mr. Ruck noted the contingency balance is low. He said that he had some possible change orders regarding the fire alarm and the code problem involving the electrical service door, but that he required more information before presenting to the Board. He said that the bailout window modification is “still in play”. He said that there is considerable correspondence and conversation regarding the trough drains, including additional length and additional slope, however, nothing has been finalized.
- The master budget was updated to reflect the latest payment app costs from the primes, the updated trailer costs, and to update other soft costs and contingencies.
- A schedule update is expected from Key -- there is no update at this time.
- Regarding previous observation of a dented roof vent by NCFD, Mr. Ruck said that Key does not believe it was damaged. Chief Eiden said that he saw roofers tied to the vent and that was the cause of the damage. Mr. Ruck said that he would revisit this with Key. Other field issues included a wooden wedge and misaligned cornice. Mr. Ruck said that the wedge will be removed and the misalignment will be reviewed with the mason to determine appropriate corrective action. Additionally, an installed sprinkler head that conflicts with the bailout window will be moved.
- Commissioner Rauch asked about landscaping and Commissioner Preizer asked about parking. Mr. Ruck said landscaping/planting will be done mid-summer. Parking requires completion of the southern end and building a road to Memorial Drive, which will likely be in July.
- Chair Zezze asked about the lighting in stairs. Mr. Ruck said it is dark because of the temporary power situation.
- Commissioner Smith asked about the roof hatch, ladder and backing board for the siren controller. Mr. Ruck said the hatch and ladder have been ordered and that mounting ¾” plywood will be the next step for the siren controller.
- Mr. Ruck said the garage bay doors have been constructed and are ready for delivery. After space becomes available in the apparatus bay, garage door tracks

will be installed and then the doors will be installed. Door completion is expected by the third week of May.

- Exterior doors to the new building are now being locked.
- Chief Eiden asked whether the apparatus bay floor stripes will be placed prior to the epoxy coating. Mr. Sadowsky said the striping plan is on the "800 Drawing." They said that they will send the striping plan and have a walk through prior to application.

Public Comment:

There was no public comment

Future Dates:

- A meeting with representatives of Key Construction will commence following the adjournment of this meeting. After that, a Regular Meeting will begin.
- Special Meeting (Senter Street) will be held on Tuesday April 21, 2026 at 5:00pm.
- The next OACM Project Meeting will be May 20, 2026 at 5:15pm followed by the Regular Monthly Meeting.

Email any questions and concerns for the Board's consideration for any meeting to BOFC@NCFD1.org.

Adjournment:

Upon motion by Commissioner Smith, seconded by Commissioner Rauch, the Board voted unanimously to adjourn the meeting at 5:45 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary