



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 May 20, 2026.

Present

Nancy Zezze, Chair
Jon Preizler, Commissioner
Charles Rauch, Commissioner (arrived at 5:30 pm)
Dwight Smith, Commissioner

Not Present

Michael Soldo, Commissioner

Also Present

Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Attendees

Gerald Ruck, Triton Construction
Alfred Torreggiani, Key Construction (Remote)
Joseph Manfredi Key Construction (Remote)
Kiel Sadowsky, Wendel (Remote)

Call Meeting to Order:

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

Pledge of Allegiance:

Treasurer Bologna led the Pledge of Allegiance, after which the Board observed a moment of silence in remembrance of all deceased members. Chair Zezze asked that attendees keep members of the Wendel family in their thoughts and prayers.

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

- Asbestos remediation is complete. The wall breakthroughs are done at the first and second floors. Masonry will be done by end of week, followed by door installation. A temporary partition is in place with more work on the doors to follow, including power for the door closers.
- Water service commenced with the system flushed and tested. Sprinklers passed inspection but completion of some heads still remain. Electric service which

requires installation of the telephone pole, continues to be delayed due to the confluence of several things, including the culvert placement. A complication is that all drains lead to one point. JMC went back to the DOT for approvals of some adjustments. Relocating the telephone pole is not an option. Structures need to be moved two feet for the water main and that affects a drain pipe. Two weeks ago, JMC met with DOT. DOT was receptive to the proposed modifications, including moving the storm structures ~2 feet into the property. Some concerns remain regarding the curb line. Site work is progressing on the northwest corner, which will be followed by the gas main installation.

- Exterior masonry is mostly completed. Mr. Ruck acknowledged missing bricks in some locations and said this will be addressed.
- Roofing is mostly complete. Pitch corrections, hatches and doghouse are nearly complete. Siren cable access is still pending.
- On the first floor, apparatus bay epoxy treatments will commence shortly. Due to the level of relative humidity, a special primer will be required at additional cost. (See Regular Meeting for Change Order approval).
- On the second floor, bathrooms are mostly finished, and millwork and wallpaper is being installed. Doors and hardware installation are ongoing. The kitchen is nearly finished, but countertops are not installed yet. The hall flooring is being intentionally delayed due to traffic.
- Elevator work is pending installation of permanent power (that is, the telephone pole and wires). The possibility of using power from the existing building was considered but ultimately rejected.
- The code issues with the electrical panel closet (see previous meetings minutes) may be resolved by installing a new trough at the top and adjusting the panel at the side. The original remedy would have potentially cost approximately \$40,000 whereas this approach may cost \$10,000. Mr. Ruck said that “we can argue about who’s responsible” and when there are more precise details, he will present them to the Board. He said that no action required by the Board at this time. He said that with this remedy, the original door will be used. He said that this remedy has no effect on the ability to expand the number of circuits available in the panel.
- The new King Street parking lot is scheduled to be available in mid-June, but the final date is pending the resolution of some DOT issues.
- Mr. Ruck said that he understood that after correspondence between Key Construction and the Board, modifications to the bailout window would not be proceeding. (RFP #53 / ASI #38)
- Mr. Ruck said that Talt PCO-009 (\$14,114.14) for additions to the Johnson Controls system remained pending. Several participants noted that the circumstances of and requirements for this change order were conflicting and vague. Chair Zezze said that the fire marshal does not know of this requirement. One participant asked whether the additions (which are mostly alarm annunciators) are required by the town. Mr. Ruck said that Johnson claims that the modifications are required by code. The consensus was that this change should be presented to the Town and if not required by the Town, the work should not be done.

- Mr. Ruck said PCO-015 has been negated at this time.
- Mr. Ruck said PCO-016, “column data outlets for devices shown on architectural drawings but not on electrical drawings” is Talt claiming no knowledge of the panel after getting a bill from Johnson. Mr. Ruck said the engineer states that this is a known site condition. No action is required from the Board at this time.
- Mr. Ruck said the adjusted primer for the higher humidity epoxy floor surface is an upcharge of \$3871 (RFP-64). See regular meeting for more details.
- The sprinkler contractor is changing the heads that interfere with the bailout window to allow clearance. Mr. Ruck said to expect a cost of \$3,000 to \$4,000.
- The sprinkler contractor is being told by the Town to relocate/swap a water meter. Mr. Ruck said the contractor bought the correct meter according to the plans, however, the Town is demanding that a different meter be installed in a different location at a probable additional cost of approximately \$1200. Mr. Sadowsky said that Redi (former CM) was informed of this in January. Participants expressed dismay and asked that this issue be raised with the Town before proceeding.
- Mr. Ruck said the following contingency and allowance amounts remain:
 - Contingency: \$43,934
 - Key Allowance: approximately \$60,000
 - Intricate Tech Allowance: \$33,434

He recommended exploring whether some of the Intricate Tech allowance can be redirected to other uses.

- Mr. Ruck noted a conflict had been discovered in the design plans between the wiring and the overhead door motors. The wiring called for one phase power, whereas the specified motors required three phase power. Wendel proposed changing the motors to be one phase. This uses the existing wiring and minimizes delays. Mr. Ruck said that restocking and shipping would cost \$1500 and would require two weeks for delivery. Participants questioned why the District should be responsible for the cost of remedying this design error. Commissioner Smith asked whether the one phase motors have the same performance and reliability as the three phase motors. He was told that they do, with the only difference in the wiring.
- Mr. Ruck said that there were no changes to the Master Schedule since the last meeting with the building substantial completion of June 6, 2026 and site work substantial completion of August 31, 2026.
- Mr. Ruck reiterated the view previously expressed by Key that complaints regarding dents in a vent are not damage but are visual “surface irregularities.” He said that a remedy is to clad it with another metal.
- Following up on previously reported complaints regarding a misalignment in the west cornice, Mr. Ruck said that the problem might not be correctable. Participants did not immediately respond to Mr. Ruck’s comment on this.
- Mr. Ruck said that a guardrail is required for the site retaining wall, with the details still to be verified. A core drill will be made at the end of the wall to provide visual aid to reversing vehicles.

- Mr. Ruck said that 4" yellow striping will be applied to the apparatus floors, and visual boxes will be applied for all apparatus bays with the dimensions approved by the Chiefs.

Public Comment:

There was no public comment

Future Dates:

The next OACM Project Meeting will be June 17, 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 6:22 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary