



## NEW CASTLE FIRE DISTRICT NO.1

Est. 1925

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Board of Fire Commissioners  
Post Office Box 64 • Chappaqua, New York 10514  
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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 June 17, 2026.

### Present

Nancy Zezze, Chair  
Jon Preizler, Commissioner  
Charles Rauch, Commissioner (arrived at 5:59 pm)  
Dwight Smith, Commissioner

### Not Present

Michael Soldo, Commissioner

### Also Present

Greg Bologna, District Treasurer  
Jonathan Goodman, District Secretary

### Attendees

Gerald Ruck, Triton Construction  
Joseph Modafferi, JMC  
Joseph Manfredi, Key Construction (Remote)  
Kiel Sadowsky, Wendel (Remote)  
Chief Zezze  
First Assistant Chief Eiden

### **Call Meeting to Order:**

Chair Zezze called the meeting to order at 5:24pm.

### **Pledge of Allegiance:**

Gerald 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:

- The breakthrough spaces between the new and old building are nearing completion.
- Change orders from Key Construction, including “unforeseen” conditions have been received and are being scrutinized. Storm structures continue to be a focus

because they pose a critical path to installing the telephone pole and parking. At this time, no requests to the Board are ready for presentation regarding this. Trough drain work remains pending as well as cost estimates for additional sitework. CO #67 and #68 were discussed. Mr. Modafferi noted that additional details are required regarding scope and timing as well as time required. He stated that some of this work is covered elsewhere. He raised questions regarding piping being “watertight” versus “soil tight” and a discussion ensued whether it was appropriate to complete these issues priced on time and materials versus fixed price directive. He noted that insurance needs to be extended. Participants noted that requesting a 35 day extension appeared excessive and Mr. Sadowsky suggested that Key’s request for time extensions (including in other proposed change orders) should be part of a larger conversation. Board members responded that they would like to engage in a constructive conversation with Key regarding these and other contract issues. Board members said that while they may agree to a Change Directive to keep the project moving forward, they do not accept the extensions proposed in the draft change orders. Some participants noted that the time extensions lack any supporting details and appear to be arbitrary and unjustifiable.

- The building exterior is 95% complete. On the interior, finishes, flooring and ceiling tiles are nearing completion. The elevator won’t be installed until permanent power is available. The overall building is 90% complete; the sitework is 70% complete.
- PCO-018, (\$8,040.19) for modifications to the master electrical panel was discussed. Mr. Ruck said this resolves the code violation (see previous minutes). Participants noted that this change was required because of a design error.
- Chief Eiden noted that access from the parking area(s) to the apparatus bays must be maintained safely and continuously and he expressed concerns regarding the ability to pass through the new building prior to issuance of a temporary certificate of occupancy. Discussion followed regarding having temporary walkways and other options. Mr. Ruck said he will follow up, examine logistics, timing, cost and security, and ensure that this need is accommodated prior to the back lot going into use during mid-July.
- RFP 67/68 ASI-56 Existing drywell piping rerouting and DOT Structure DI-13 18” RCP and Granite Curb were discussed further. Participants said this is likely a Directive and remains pending.
- RFP 65 – Additional epoxy floor and base were discussed. Mr. Ruck said this is not time critical.
- PCO-1 – Natural gas piping was discussed. Mr. Ruck said that this work had been omitted from the plumbing plans. Several participants said the cost and time extension proposed were unreasonable.
- PCO-009 – Added fire alarm devices was discussed. Mr. Sadowsky said that there was a misunderstanding and that these additional devices are required by code; Johnson Controls and the electrical engineer confirmed this. Participants again questioned the time estimate quoted for the work.
- Board members said all of the Change Orders would be considered at the Regular Monthly Meeting which follows this OACM meeting.

- Participants discussed the ongoing building leaks. Mr. Ruck said some of the causes had been identified and mitigated. Chief Eiden said that the pump had insufficient power to keep up with surface water volume. There was an email suggesting that the cause was groundwater, but the Board was told that this was incorrect and the causes were surface water, incomplete drainage structures, runoff, and roof seals. Chair Zezze and Mr. Modafferi discussed drainage and an easement related to the neighboring Day Care Center and agreed to follow up on this.

**Public Comment:**

There was no public comment

**Future Dates:**

The next OACM Project Meeting will be July 15, 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](mailto:BOFC@NCFD1.org).

**Adjournment:**

Upon motion by Commissioner Smith, seconded by Commissioner Preizler, the Board voted unanimously to adjourn the meeting at 6:40 pm.

Respectfully submitted,  
Jonathan Goodman  
Fire District Secretary