NEW CASTLE FIRE DISTRICT NO.1
Est. 1925

Board of Fire Commissioners
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SPECIAL MEETING MINUTES
June 22, 2026

A Special 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 22, 2026.

Present
Nancy Zezze, Chair
Jon Preizler, Commissioner
Charles Rauch, Commissioner (arrived at 5:05 pm)
Dwight Smith, Commissioner
Michael Soldo, Commissioner

Also Present
Jonathan Goodman, District Secretary
John Buckley, William Raveis Company

Call to order
- Chair Zezze called the meeting to order at 4:30pm.

Pledge of Allegiance
- Mr. John Buckley led the Pledge of Allegiance, after which the Board observed a moment of silence in honor of all deceased members of the Fire Department.

Executive Session
- At 4:30 pm, Commissioner Smith made a motion, seconded by Commissioner Preizler, to enter into Executive Session to discuss matters relating to the proposed sale of real property, pursuant to Public Officers Law §105(1)(h). The motion carried 4:0 with Commissioner Rauch absent. At 4:40 pm, Commissioner Smith made a motion to exit Executive Session, seconded by Commissioner Preizler. The motion carried 4:0 with Commissioner Rauch absent.

Senter Street Firehouse Offer to Purchase
- Chair Zezze expressed her thanks on behalf of the Board to Mr. Buckley for his assistance with the marketing of the Senter Street firehouse and for his generosity in waiving his commission on the sale.
- Chair Zezze introduced the following resolution:

WHEREAS, on February 18, 2026, The Board of Fire Commissioners of New Castle Fire District No. 1 adopted a resolution ("The Sale Resolution") determining that the Senter Street firehouse was no longer required for district purposes, declaring said property to be surplus, and authorizing its sale pursuant to applicable law; and

WHEREAS, because the fair market value of the property exceeded $100,000, the Sale Resolution was subject to a mandatory referendum; and

WHEREAS, on April 14, 2026, a duly noticed special election was held at which the qualified voters of New Castle Fire District No. 1 approved the Sale Resolution; and

WHEREAS the Board of Fire Commissioners retained a certified real estate appraiser to inspect and appraise the property, engaged a qualified real estate broker to market the property, paid certain listing expenses directly, and undertook such other actions as the Board deemed necessary and appropriate to maximize the proceeds from the sale; and

WHEREAS the Board of Fire Commissioners has received an offer to purchase the Senter Street firehouse in the amount of **One Million Six Hundred Thousand Dollars ($1,600,000)**, which exceeds the appraised value of the property and is not contingent upon the purchaser obtaining financing; and

WHEREAS, the Board of Fire Commissioners has determined that prompt acceptance of such offer is in the best interests of the residents and taxpayers of New Castle Fire District No. 1;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Fire Commissioners hereby accepts the purchaser's offer in the amount of **One Million Six Hundred Thousand Dollars ($1,600,000)**, subject to negotiation, approval, and execution of a mutually acceptable contract of sale.

Commissioner Smith made a motion, seconded by Commissioner Preizler to adopt the resolution. Upon Commissioner Rauch's arrival at the meeting, the Secretary re-read the resolution; Commissioner Smith repeated his motion; and Commissioner Preizler repeated his second. Discussion ensued, followed by a vote by all five commissioners:

Chair Zezze:	Yes
Commissioner Preizler:	Yes
Commissioner Rauch:	Yes
Commissioner Smith:	Yes
Commissioner Soldo:	Yes

The motion to approve the resolution accepting the offer to purchase carried unanimously.

Commissioner Smith made a motion, seconded by Commissioner Preizler to authorize Nancy Zezze, Chair of the Board of Fire Commissioners, to take all appropriate and necessary actions required to consummate the transaction, including retaining real estate counsel and executing a contract of sale on the terms presented by broker John Buckley, subject to attorney approval as to form and substance. The motion carried unanimously.

Other Business

- Participants discussed the proposals dated June 17, 2026 from Scarsdale Security Systems, and the plans for camera and other locations that were presented. Chair Zezze noted that Scarsdale Security's proposal is on OGS/NYS Contract #PT68855. Commissioner Smith made a motion, seconded by Commissioner Soldo to accept the Intercom/Speaker/PA proposal in the amount of $19,849. The motion carried unanimously. Commissioner Smith made a motion, seconded by Commissioner Soldo to accept the camera and monitoring proposal in the amount of $63,188. The motion carried unanimously.
- Commissioner Smith reported on several subjects: He is working with a vendor to install new paper and soap dispensers. He is waiting for a quote on replacing the refrigerator. He discussed purchasing badges and uniform shirts for the commissioners, treasurer and secretary. He said that consideration should be given to storage shelves in the new space.
- Commissioner Rauch said that he would follow-up with Scardale Security regarding key fob compatibility between the existing and new space.
- Commissioner Zezze said she is waiting to hear back from Counsel Weinig regarding some vendor contract expirations and extensions.

Public Comment

- There was no public comment.

Future Dates

- Next OACM project meeting is July 15, 2026 at 5:15pm followed by the Regular Monthly Meeting. Email any questions and concerns for the Board's consideration to BOFC@NCFD1.org.

Adjournment

- Upon motion by Commissioner Smith, seconded by Commissioner Soldo, the Board voted unanimously to adjourn the Special Meeting at 5:20 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary