



NEW CASTLE FIRE DISTRICT NO.1

Est. 1925

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 July 15, 2026.

Present

Nancy Zezze, Chair
Jon Preizler, Commissioner

Not Present

Charles Rauch, Commissioner
Dwight Smith, Commissioner
Michael Soldo, Commissioner

Also Present

Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Attendees

Gerald Ruck, Triton Construction
Joseph Modafferi, JMC
Chief Zezze

Call Meeting to Order:

Chair Zezze called the meeting to order at 5:15pm noting the absence of a quorum required for voting.

Pledge of Allegiance:

The District Secretary 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:

- Siteworks is back onsite. They finished drywell work; grading the yard; and working on piping on the southeast side. They should be finished by next week.
- The telephone pole installation is expected next week, followed by two weeks of electrical infrastructure work. ConEdison has been briefed and they will be a gating factor for some of the staging and site work. A more precise schedule will be available by the end of the week.
- The gas line installation has been approved by ConEdison and the work is expected next week. As previously discussed, Welker will be performing the plumbing work.

- Most of the exterior is complete. Roof is finished with some leaders and accessories pending. The roofer comes and goes.
- Overhead garage doors have been installed with remaining work to include remote controls to the radio room.
- Interior work is nearly complete. Casework is being finished. Kitchen countertops will be finished next week. Temporary air conditioning is running in some locations to maintain humidity and work conditions. The largest remaining item is the elevator – which Schindler states requires completion of the building permanent electricity. Mr. Ruck stated electricity is likely one month away followed by another month to complete the elevator work. Participants questioned whether the elevator work could start sooner and whether temporary electricity could be provided. The Secretary questioned an email forwarded from Schindler regarding numerous “red-marked” open items. Mr. Ruck assured the participants that these issues are being addressed.
- PCO-008 and PCO-012 relating to elevator work were re-presented. The Board had previously rejected these change orders. Mr Ruck explained that the “plumber had done the work and wants to get paid.” The electrician has not yet done this work.
- PCO-017 (\$6429.57) was presented. Mr. Ruck explained that this “Booster Panel” for the alarm is required to tie in the new system, but had not been included in the plans. He stated that this should have been a foreseen requirement.
- PCO-021 (\$9378.37 estimated) for wiring of the legacy overhead door motors to the radio room controller was presented. He said that the details on this change still require addition review.
- Other change orders were discussed. (See Regular Meeting minutes from 7/19/2026 for Board discussion and actions on these change orders.)
- Mr. Ruck stated that the causes of all water leaks have been identified and remedies/repairs have been or will be completed.

Public Comment:

There was no public comment

Future Dates:

The next OACM Project Meeting will be August 19, 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:

By unanimous consent, the meeting adjourned at 6:10 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary