NEW CASTLE FIRE DISTRICT NO.1

Est. 1925

Board of Fire Commissioners
Post Office Box 64 • Chappaqua, New York 10514
Website: www.ncfd1.org • Phone: 914-238-6287

REGULAR MEETING MINUTES
JULY 15, 2026

A Regular Monthly 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
Dwight Smith, Commissioner

Not Present
Charles Rauch, Commissioner
Michael Soldo, Commissioner

Also Present
Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary
Chief Zezze
John Buckley, William Raveis

Call to order

- Chair Zezze called the meeting to order at 6:30pm.

Pledge of Allegiance

- The District Treasurer led the Pledge of Allegiance, after which the Board observed a moment of silence in honor of all deceased members of the Fire Department.

Correspondence

- Chair Zezze reported that an email from Commissioner Soldo was received shortly before this meeting commenced stating that Commissioner Soldo has decided to resign from the Board of Fire Commissioners effective July 16, 2026. (See attachment)

Executive Session

- At 6:31pm, Commissioner Smith made a motion, seconded by Commissioner Preizler to enter into Executive Session pursuant to Public Officers Law §105(1)(h). The motion carried unanimously. The Board requested that Mr. Buckley attend this Executive Session.
- At 6:54pm, Commissioner Smith made a motion, seconded by Commissioner Preizler to exit Executive Session. The motion carried unanimously.

Senter Street Firehouse

- At the request of Chair Zezze, Commissioner Preizler made a motion, seconded by Commissioner Smith to rescind the Board's resolution of June 22, 2026 accepting an offer to purchase the Senter Street Firehouse. The motion carried unanimously and the resolution was rescinded with immediate effect.
- A discussion followed regarding cleaning, marketing and showing the property.
- Commissioner Preizler made a motion, seconded by Chair Zezze to utilize the services of Michael Bogart, Esq for legal matters relating to real estate. The motion carried unanimously.
- Member access to the Senter Street building will end on or about July 25.

Chief's Report

- Chief Zezze reported that gym equipment is scheduled to move on July 26. He noted that an old car remains parked at Senter Street. He reminded the Board that the BRFH refrigerator requires repair.
- He reported:
    - Ms. Eleanor Perlman was voted-in as a member of IFCO and requested Board approval pending arson clearance.
    - Mr. Michael Bivas was voted-in as a member of Bristol.
    - Mr. Juston Pufahl withdrew his application. Mr. Brian Ji resigned from Bristol. Ms. Paria Piccirillio resigned from IFCO.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the membership of Ms. Eleanor Perlman, contingent upon arson clearance. The motion carried unanimously.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the membership of Mr. Michael Bivas. The motion carried unanimously.
- Commissioner Preizler made a motion, seconded by Commissioner Smith to accept the resignation of Mr. Brian Ji. The motion carried unanimously.
- Commissioner Preizler made a motion, seconded by Commissioner Smith to accept the resignation of Ms. Maria Piccirillo. The motion carried unanimously.
- Commissioner Preizler made a motion, seconded by Commissioner Smith to accept the withdrawal of the application of Mr. Juston Pufahl. The motion carried unanimously.
- Chief Zezze reported expenses of $288.85 for water and Gatorade. Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the Chief's expenses of $288.85. The motion carried unanimously.
- There were 41 alarms in June, 2026. 254 alarms year-to-date.
- After discussion, Commissioner Smith made a motion, seconded by Commissioner Preizler, to authorize the Chief to relocate the 1937 Mack antique engine to the Pleasantville Fire Department for storage, subject to approval by the Pleasantville Board of Fire Commissioners. The motion carried unanimously.

- Chief Zezze reported that the Pierce engine order is progressing with September completion anticipated. The Polaris build awaits replacement of a skid and some other pieces with August completion anticipated.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the Chief's Report. The motion carried unanimously.

Approval of Minutes

- Commissioner Smith made a motion, seconded by Commissioner Preizler, to approve the minutes of the OACM Meeting of June 17, 2026. The motion carried unanimously.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the minutes of the Regular Monthly Meeting of June 17, 2026. The motion carried unanimously.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the minutes of the Special Meeting of June 22, 2026. The motion carried unanimously.

Treasurer's Report

- The Treasurer reported the following bank balances at Valley Bank:
    - Chief's Fund $4,815.14
    - Debt Service Fund $498,665.88
    - Main Account $3,423,851.54
    - Buildings Reserve $863,331.39
    - Trucks $3,457,008.33
    - Auto $101,223.63
    - Capital $3,718,937.32
    - LoCap Grant $14.51

- The Treasurer reported deposit of a $315,223.70 check for the Mt. Pleasant contract.
- The Treasurer reported that the "2% money" had been deposited in the Main Account and would be transferred out, and that the Hurst tool insurance payment $6,071.90 had been received and deposited.
- Payments for approval: (see attached schedules)
    - General Fund: $61,454.00
    - Capital Fund: $607,073.33
- Participants again noted that the remaining balance in the LoCap Grant account can be returned.
- The Treasurer stated that he continues to analyze whether to move to Wells Fargo or to Chase Bank (and the related issues regarding moving collateral versus the costs of processing NYCLASS investment fund movements.) He requested that the subject be tabled until the July meeting. Participants agreed and noted that changing banks and investment vehicles is a decision that should not be rushed.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the payment of bills from the Capital Fund. The motion carried unanimously.
- Commissioner Smith made a motion, seconded by Commissioner Preizler to approve the Treasurer's report. The motion carried unanimously.

- Commissioner Preizler made a motion, seconded by Commissioner Smith to approve the Treasurer's Report. The motion carried unanimously.

Finance Committee

- See Treasurer's report regarding banking relationships.

Insurance Committee

- Chair Zezze reported District insurance is current. She stated the new health insurance for members is not available and requires additional steps. Chief Zezze noted that the member health insurance was supposed to have become available in April, and he stridently expressed frustration with the delays and his concerns regarding the consequences for members. Commissioner Rauch was absent and could not respond. Chair Zezze stated that she would follow-up.

Trucks Committee

- Commissioner Smith reported that E144 had an intermittent air leak repaired. E146 has cosmetic repairs pending. Tower/Ladder compressor has a leak repair pending. Rescue has a grab bar repair pending.

House Committee

- Commissioner Smith reported the new refrigerator will be installed on July 27.
- The outlets and new TV brackets for the fitness room have been installed.
- The new cleaning vendor has started providing services. One participant noted that the owner of the company was on-site working with his employees.

Communications Committee

- Commissioner Smith reported new radio batteries have arrived. The siren controller is being moved. He stated that there should be almost no downtime while the radios are moved over to the new radio room.

Technology Committee

- No report.

Medical / Physicals Committee

- Chair Zezze reported that the District is up-to-date.

Projects Committee

- Chair Zezze reported that vacuum pumping of a drywell was required and completed. She stated that the structure had been there for over 40 years. The work required two vendors due to the requirement for high pressure.

- Chair Zezze reported that the existing key fobs will be able to work in the new building. Johnson Controls will continue to be the vendor for this. This answers a question raised at a previous meeting.
- Chair Zezze reported that some project vendor contract extensions are expiring or have expired. She stated that she attempted to reach Counsel Lynn Weinig because Ms. Weinig had worked on previous extensions but that Ms. Weinig continues to be unresponsive. Chair Zezze stated that the District will continue on a day-to-day basis with the vendors. She added that as the project nears completion, the District will negotiate lower costs with its service vendors to reflect the reduced work volume.
- RFP41-4 Roof Hatch Rail. ($1,716.00) Tabled. Participants stated this is a cost that the architect had agreed to cover. The change order language was unclear about the mechanics of billing and reimbursement to the District.
- RFP 63 Additional Display Case ($2,632.00). Commissioner Smith made a motion, seconded by Commissioner Preizler to approve RFP 63. The motion carried unanimously.
- RFP 66. Time & Materials for Slab Modifications at Corridor 100 ($3,830.00). Triton reported that this work was completed by Key in good faith. Commissioner Smith made a motion, seconded by Commissioner Preizler to approve RFP 66. The motion carried unanimously.
- RFP 70 New Controls for Existing Overhead Doors ($1,754.00) and PCO-021 ASI#59 Wire New Controls to the existing overhead doors ($9,378.37) These changes are required to control the pre-existing overhead doors from the new radio room and were not on the original plans. Commissioner Smith made a motion, seconded by Commissioner Preizler to approve RFP 70 and PCO-021 pending review and approval by the Triton/Construction Manager of pricing and details. The motion carried unanimously.
- PCO-008 Piping Reroute for Elevator Pit ($3,956.92) and PCO-012 Added Elevator Items ($7,659.59). At the request of the Construction Manager, these previously rejected change orders were reconsidered. Commissioner Smith made a motion, seconded by Commissioner Preizler to issue a Change Order Directive (CCD) for Talt PCO-012 (“Added Elevator Items $7,659.59”) and Southeast PCO-008 (“Piping Reroute for Elevator Pit $3,956.92”) provided, that **this CCD is issued solely to avoid delay to the Project** and to permit the Work to proceed pending final determination of responsibility for the costs associated with this Work. The issuance of this Construction Change Directive shall not be construed as an admission or acknowledgment that the Owner is responsible for any increase in the Contract Sum or Contract Time arising from the Work directed herein, nor shall it constitute a waiver of any rights, claims, defenses, or remedies available to the Owner under the Contract Documents or applicable law. The Owner expressly reserves all rights to determine responsibility for the costs of this Work at a later date and to recover from Key Construction, Talt, and/or Southeast any costs, damages, expenses, or other amounts for which they are responsible, including, without limitation, the Owner's rights under Section 8.7.1 of AIA Document A132 and all other applicable provisions of the Contract Documents. Nothing contained in this Construction Change Directive shall prejudice or impair any claim or defense of the Owner, Key, Talt or Southeast regarding entitlement to compensation, responsibility for the underlying condition or event, or any other contractual or legal rights. The motion carried unanimously.
- PCO-009 ($14,114.14) Added fire alarm devices. Participants had previously tabled this change order. Chair Zezze reported that she consulted with the Town and they said these modifications are required for code and should be approved. PCO-020 WAP Wiring ($2,670.57). Commissioner Smith made a motion, seconded by Commissioner Preizler to approve PCO-009 and PCO-020. The motion carried unanimously.
- PCO-022 Generator Control Panel Relocation ($3,753.60). The change relates to electrical closet clearance issues. Triton’s CO document stated that this is the cost for material only, and

that the labor is covered by Talt. Commissioner Smith made a motion, seconded by Commissioner Preizler to approve PCO-022 while noting that this change is required only to remedy an architectural design error. The motion carried unanimously.

The Secretary notes for inclusion in these Minutes, the following text from the June Regular Meeting Minutes: "That PCO-018 ($8,040.19) modifications to the electrical panel were required to correct code violations in the original design. Commissioner Preizler made a motion, seconded by Commissioner Smith, to approve Change Order PCO-18 in the amount of $8,040.19 under protest and to avoid delaying the project -- with the understanding that responsibility for and allocation of these costs among the responsible parties will be determined and adjudicated upon completion of the project. The Secretary noted for the record that this approval shall not constitute an acceptance of responsibility or a waiver of any rights, claims, or remedies available to the District. The motion carried unanimously."

For clarity, the Secretary notes that this same text applies to PCO-022.

Town Board Liaison Committee

- Nothing new to report regarding member parking privileges at the train station.

Legal and Contract Review Committee

- Chair Zezze reported Mount Kisco fire protection contract has been revised and this matter resolved.

Fire Department Liaison Committee

No report.

Old Business

- Chair Zezze reported that the District received three submissions responding to the bailout window RFP. Additional time is required to review the submissions. The Secretary reiterated that the tie down points' ultimate load limit requirement should be 10,000 lb and that proposals need to reflect this.
- Following up on previous months' discussions, Commissioner Smith recommended that the District remain with the same snowplow vendor and this vendor's contract be extended.
- Commissioner Smith said he received a proposal from an asbestos assessment company for work relating to the sprinkler retrofit. After discussion, participants agreed that getting a proposal from an additional vendor and a clarification regarding the current proposal are required.
- Potential revisions to District Policy regarding access to the building and fitness room were tabled until the August Meeting. The Board must decide whether PBA members, non-members, and family members should have building and fitness room access when unaccompanied by a member. Chair Zezze stated she had contacted the District's insurance carrier on this subject and needs to follow-up with the Chiefs.

New Business

- Work on the 2027 budget will begin soon and budget meeting dates will be set at the August Regular Meeting.

- Chair Zezze reported that the State expanded the number of stipend-eligible firefighter courses. Commissioner Smith made a motion, seconded by Commissioner Preizler to adopt a Resolution to Include New Stipend Eligible Courses and Course Equivalencies, superseding the existing policy. The motion carried unanimously. The text of the Resolution is attached to these Minutes.
- Consideration of a revised Drug and Substance Abuse Policy was tabled.

Public Comment

- None.

Future Dates

- A Special Meeting is scheduled for July 21, 2026 at 6:00 pm. The next project meeting is scheduled for August 19, 2026, at 5:15pm. The next regular meeting is scheduled for August 19, 2026, at 6:30pm. Email any questions and concerns for the Board's consideration for any meeting to BOFC@NCFD1.org.

Adjournment

- Commissioner Preizler moved to adjourn, seconded by Commissioner Smith. The motion carried unanimously, and the meeting adjourned at 8:45 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary

Resignation

MS

Mike Soldo <msoldo@ncfd1.org>
To BOFC

Reply | Reply All | Forward | ...

Wed 7/15/2026 5:26 PM

Board of Fire Commissioners,

Please accept this email as my formal resignation as Commissioner from the NCFD1 Board of Fire Commissioners effective 2359 Thursday July 16th 2026. I joined the board to serve the community and support the modernization project but given a busier personal schedule in recent months I am unable to serve the district effectively. I wish the board and district success with the remainder of the project and for your work for the safety of our community.

I will return all district property to the firehouse at 1400 July 16th.

Sincerely,

Michael Soldo
Commissioner NCFD1

Sent from my iPhone

Bills To Be Approved General Fund
New Castle Fire District No 1
Check Detail Report
June 19, 2026 to July 16, 2026

A200 Valley/Westchester NOW

Transaction date	Transaction type	Num	Name	Line description	Amount
7/16/2026	Check	7024	AAA Emergency	Fire Helmets (5)	2,732.75
7/16/2026	Check	7024	AAA Emergency	Scott RIT FAST Pack	3,756.12
7/16/2026	Check	7024	AAA Emergency	Scott Pack Repair	642.38
7/16/2026	Check	7024	AAA Emergency	RIT Nylon Harness (5)	1,670.00
7/16/2026	Check	7024	AAA Emergency	Fire Extinguisher Service	65.00
7/16/2026	Check	7025	Amalgamated Life	Life Insurance (July 2026)	1,262.28
7/16/2026	Check	7026	Appple Electric	Electrical Work (Big Room)	300.00
7/6/2026	ACH	Paid	Con Ed King Street Electric	Monthly	2,319.33
7/6/2026	ACH	Paid	Con Ed King Street Gas	Monthly	50.74
7/6/2026	ACH	Paid	Con Ed Senter Street Electric	Monthly	161.52
7/6/2026	ACH	Paid	Con Ed Senter Street Gas	Monthly	50.74
7/16/2026	Check	7027	Brenmar Inc.	Refrigerator Repair	242.00
7/16/2026	Check	7028	Dwight Smith	Sir Speedy Print Signs	16.88
7/16/2026	Check	7028	Dwight Smith	TV Mounts	130.03
7/16/2026	Check	7029	Enviro Master Weekly Service	Weekly Services	1,134.00
7/16/2026	Check	7030	Eye Gallery	Eye Exam	100.00
7/16/2026	Check	7031	Fitness Showroom	New Gym Floor (Big Room)	5,167.70
7/16/2026	Check	7032	Honey-Do-Men	Mount: TVs, Dispensers	1,500.00
7/16/2026	Check	7033	John Buckley	Senter St Photographs	199.00
7/16/2026	Check	7034	JPMcHale Pest Management, LLC	Recurring Service	655.35
7/16/2026	Check	7035	Mitchell	Fuel Oil	474.08
7/16/2026	Check	7036	MES	Hurst Batteries (4)	3,030.44
7/16/2026	Check	7036	MES	Hurst Cutter	16,236.50
7/16/2026	Check	7037	Nancy Zezze	Toliet Paper Dispensers	299.66
7/11/2026	ACH	Paid	New York State Insurance Fund	Worker's Compensation	2,530.45
7/16/2026	Check	7038	New York Property Care LLC	Landscaping Services, Weed Removal	1,765.26
7/16/2026	Check	7039	Reliable Auto & Truck Repair	E144 Repair / Maintenance	4,655.55
7/11/2026	ACH	Paid	Ricoh	Printer Monthly Lease Fee	155.00
7/16/2026	Check	7040	Suburban Carting	Monthly Fee	315.35
7/16/2026	Check	7041	T&J Rescue Enterprises, LLC	TL-9 Stabilizer for Utility	809.71
7/16/2026	Check	7042	Uline	Dispensers, Soap, Paper Towel	634.59
7/16/2026	Check	7042	Uline	Purell Dispensers, Purell Refill	257.68
6/30/2026	ACH	Paid	Verizon Mobile	Monthly	151.96
7/3/2026	ACH	Paid	Verizon Fios	Monthly	775.80
7/16/2026	Check	7043	WB Mason	Paper	61.59
7/16/2026	Check	7044	911Webs.com	Web Site Quarterly Fee	732.00
7/16/2026	Check	7047	Jonathan Goodman	Secretary Compensation	2,917.00
7/16/2026	Check	7045	Gregory Bologna	QuickBooks Monthly Fee (General)	81.28
7/16/2026	Check	7045	Gregory Bologna	QuickBooks Monthly Fee (Capital)	81.28
7/16/2026	Check	7046	Gregory Bologna	Treasurer Compensation	3,333.00
				Total Bills for Approval	**$61,454.00**

Bills To Be Approved Capital Fund
Check Detail Report
New Castle Fire District No 1 H Fund Capital Projects
June 19, 2026 to July 16, 2026

H200 Valley Bank Capital Checking

Transaction date	Transaction type	Num	Name	Line description	Amount
7/6/2026	ACH	Paid	Con Ed King St Lot	Monthly Electric	305.79
7/16/2026	Check	1142	A1CS	Walkthrough (New Firehouse)	150.00
7/16/2026	Check	1141	Dutchess Overhead Doors	Extra Remotes	270.00
7/16/2026	Check	1140	JMC	Professional Services (NYSDOT)	12,293.93
7/16/2026	Check	1140	JMC	Professional Services	10,428.75
7/16/2026	Check	1139	Key Construction	PayApp17	471,153.38
7/16/2026	Check	1144	Scarsdale Security Systems	CCTV (Cameras) Deposit	31,594.00
7/16/2026	Check	1143	Scarsdale Security Systems	PA System Deposit	9,924.00
7/16/2026	Check	1138	SmithCurrie Oles	Professional Services	9,243.50
7/16/2026	Check	1137	Tectonic Engineering	Inspection and Testing Services	4,717.00
7/16/2026	Check	1136	Triton Construction	July Monthly Services	27,109.14
7/16/2026	Check	1135	Wendel	Professional Services (May)	15,493.34
7/16/2026	Check	1135	Wendel	Professional Services (June)	13,870.50
7/16/2026	Check	1134	Windel Marx	Professional Services	520.00
				Total Bills for Approval	$607,073.33

RESOLUTION TO INCLUDE NEW STIPEND-ELIGIBLE COURSES
AND COURSE EQUIVALENTS
TO SUPERSEDE RESOLUTIONS PREVIOUSLY ADOPTED

- FIREFIGHTER SURVIVAL – Stipend amount to be paid to Volunteer Firefighter by OFPC : $250.00

- FIREFIGHTER ASSIST and SEARCH TEAM, and RAPID INTERVENTION CREW – Stipend amount to be paid to Volunteer Firefighter by OFPC is $350.00

- FIRE AND EMERGENCY SERVICES INSTRUCTOR 1, FIRE OFFICER II, FIREFIGHTER 2 – Stipend amount to be paid to Volunteer Firefighter by OFPC is $500.00.

Stipend applications must be submitted to OFPC-Stipend@dhses.ny.gov

Additionally, a local fire training stipend may be authorized for the completion of any State Office of Fire Prevention and Control (OFPC) training course or equivalent, as determined by OFPC, up to $500.00 Courses must have been completed on or after August 31, 2023, and applicants must be a member in good standing as determined by their Department.

Motion to Adopt the Resolution:

Commissioner Preizler:	YES
Commissioner Rauch:	Absent
Commissioner Smith:	YES
Commissioner Soldo:	Absent
Commissioner Zezze:	YES

THE RESOLUTION IS ADOPTED.

BY:
/s/ Jonathan Goodman
District Secretary
Board of Fire Commissioners
New Castle Fire District No. 1
July 15, 2026