



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 August 19, 2026.

Present

Nancy Zezze, Chair
Jon Preizler, Commissioner
Charles Rauch, Commissioner (arrived at 6:05 pm)
Dwight Smith, Commissioner

Also Present

Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Attendees

Gerald Ruck, Triton Construction
Joe Manfredi, Key (remote)
Joseph Modafferi, JMC
Kiel Sadowsky, Wendel (remote)
Chief Zezze

Call Meeting to Order:

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

Pledge of Allegiance:

Commissioner Smith 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:

- Subsurface conditions are resolved. The telephone pole has been placed. The electricians must complete their work and then ConEdison will connect. An estimate is 1.5 to 2 weeks.
- Hardscape and landscape work is beginning. The gas line has been placed and ConEdison has approved release of the regulator/meter.
- Exterior light poles will be installed soon.
- The building interior is 90% complete. Major remaining items include the exhaust extractors and the elevator. Participants were told that Schindler has required regular building power before commencing elevator work. Mr. Ruck expressed

hope that providing a temporary generator might allow Schindler to begin work before permanent power is available.

- The second floor is largely complete with ceiling tile completion pending electricity for the ceiling lights.
- Several commissioners noted that the siren controller box had been installed in an unacceptable location and that it was in a different location from what had been previously communicated. Commissioner Smith said that he wanted it to be near the roof hatch/ladder and that the Board had approved the cost of a new electrical outlet. Chair Zezze asked whether it might be moved to the mechanics room or another location. Mr. Ruck said that there is no technical reason it cannot be placed in another location. Participants, including Mr. Sadowsky agreed to coordinate with the Board and Chiefs to choose another location and to move it.
- Mr. Modafferi and participants had an extended discussion regarding pre-existing buried drainage pipes that originate at the Oak Lane Child Care Center and at the adjoining Carlock property, traverse District property, and empty into the Town's sewer system. Mr. Modafferi stated that he is not aware of any easement for these particular pipes. Mr. Modafferi noted problems (including root infiltration) with some of these lines and recommended that the District modify and replace these lines at its expense. Chair Zezze stated that (1) the District should not spend taxpayer money to service failing private drainage systems; (2) if modifications are necessary and in the District's interest, the neighbors must be notified before any work commences. Chair Zezze stated that she had previously requested Mr. Modafferi to notify the neighbors but no letter had been sent. Mr. Modafferi acknowledged this and said he would contact the neighbors. No decision was made to approve any additional work.
- Participants had an extended discussion regarding the realization that access to the upper bays for Engine 146 and Utility 155 is no longer possible after street work and crosswalk work begins in that area. The original construction plan had been to move the apparatus to the new building but delays in Phase I completion make this an uncertain possibility. Participants discussed various alternatives including a temporary CO to locate Engine 146 in the new building. Mr. Ruck said the new building apron should be ready on September 7th. Participants questioned whether elevator completion is a gating issue for a temporary CO. Chair Zezze said she would speak with the Town. Mr. Ruck and others said they would investigate other alternatives. All participants acknowledged that there must be no interference with Fire Department operations and response.
- Mr. Ruck reported that the sprinkler pipe near the bailout wall had been relocated.
- Mr. Ruck noted the Board's concern regarding rusting of the new pull box at the existing generator and said Talt would review this. Chief Zezze stated that he consulted with a member who is a licensed master electrician and the electrician stated that this box is not an exterior box. Chief Zezze also stated that there are multiple incorrect receptacles for boxes in the bays. Mr. Ruck said he would follow up on that.

- Mr. Ruck said that building leaks are being addressed and the turnout gear room still has a problem. He said that some ceiling tile will need to be replaced.
- In response to a question from Commissioner Smith regarding the labeling of outlets, Mr. Ruck said that he will provide a list showing which building circuits are on the generator. The Chiefs and Board will then confirm that all essential systems have generator backup.
- Chief Zezze reported that some exterior doors have been left open. He also said that he found eight bags of builder waste in the building that contained flammable rags and liquids.
- Chair Zezze expressed frustration that radiant heat was incorrectly placed in the washer/dryer and cascade spaces. As a result, the washer/dryer and cascade cannot be bolted to the floor until the precise location of those radiant heat pipes are known. That cannot happen until the power is on, the radiant heat is activated, and a thermal camera mapped the floor. Participants discussed the feasibility of alternatives including using a platform mount or modifying the circulation loop.

Public Comment:

There was no public comment

Future Dates:

The next OACM Project Meeting will be September 16, 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 6:35 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary