



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 September 16, 2026.

Present

Nancy Zezze, Chair
Jon Preizler, Commissioner
Charles Rauch, Commissioner
Dwight Smith, Commissioner

Also Present

Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Attendees

Gerald Ruck, Triton Construction
Joseph Modafferi, JMC
Kiel Sadowsky, Wendel (remote)
Kevin Sawyer, Triton Construction

Call Meeting to Order:

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

Pledge of Allegiance:

Mr. Sawyer 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 work is now mostly on the south side with paving scheduled for next week. Concrete curbs were installed. After the King Street parking lot is usable, the Bedford Road lot will be closed. The changeover will occur in 2-3 weeks.
- High voltage work has been completed. Con Ed inspection completed, waiting for UL Paper Notice. Power expected within two weeks.
- Gas service installed and approved. Welker will work on the meter next week.
- DOT sidewalk and signal work is pending the movement of apparatus to the new building. The Town will provide a new hydrant.

- Landscaping will begin next week. Coordination with the Town is required. A walk-through is scheduled for tomorrow.
- Notification to the daycare center regarding their pipe conditions and remedies was provided with no response received.
- Additional exterior waterproofing is being applied to mitigate water infiltration. Otherwise, exterior is substantially complete.
- First floor interior remaining work includes caulking and ceiling tiles (pending permanent power).
- Elevator installation remains unscheduled pending permanent power. This work will require approximately 3 weeks to complete.
- Second floor interiors are nearly complete.
- The electrical closet is awaiting completion of modifications to resolve design/code issue. The Siemens control panel will be relocated to the exterior. In response to a question, Mr. Ruck confirmed that the panel is rated for exterior use.
- There are no open change orders for consideration at this time. However, a change order will be forthcoming for Sitework's work on subsurface conditions on King Street, which is being performed using a CCD (construction change directive).
- The master budget, change order, and allowance logs have been updated. The Contingency budget is expended. The Key Construction allowance has \$46,285.83. The Intricate Tech Allowance has \$33,430.50.
- Key Construction recently submitted an updated project schedule. Board members expressed their continued displeasure with the pace of completion. Mr. Ruck said that the team continues to explore ways to improve the schedule, including advancing DOT work. Participants discussed the process and steps to obtain a Temporary Certificate of Occupancy.
- Participants discussed approaches for bolting the washer/dryer and cascade into the floor without perforating radiant heat pipes. Mr. Sadowsky said the radiant heat and rebar depth is supposed to be 2". Mr. Ruck said he would investigate whether there are photos or videos of the buried pipe location.
- The Siren Controller will be relocated to the former Mechanics Room.
- Commissioners expressed concerns regarding the open drain in the Server Room and the risk of this drain backing up and damaging electrical equipment. Mr. Sawyer stated that the pipe drains the elevator sump pump and condensate.
- Participants discussed the generator and load shedding. Mr. Sadowsky said this had been discussed early in the project. Commissioners requested that the circuit shedding hierarchy be provided and shared with the chiefs to ensure that critical circuits remain powered. Mr. Sadowsky said he would locate and forward the documents.
- Commissioner Smith again asked about the status of the exterior box at the generator that appeared to be rusting and unsuitable for weather exposure. Mr. Ruck said he would follow up.
- Commissioners asked about lighting of exterior signage and were told that this must first be discussed with the Town.

- Mr. Sawyer said that the weekly Thursday Zoom meetings will continue.

Public Comment:

There was no public comment.

Future Dates:

The next OACM Project Meeting will be on October 21, 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