



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 October 21, 2026.

Present

Nancy Zezze, Chair
Charles Rauch, Commissioner (arrived at 5:46pm)
Dwight Smith, Commissioner

Also Present

Mike Zezze, Chief of Department
Greg Bologna, District Treasurer
Jonathan Goodman, District Secretary

Absent

Jon Preizler, Commissioner

Attendees

Gerald Ruck, Triton Construction
Kiel Sadowsky, Wendel (remote)

Call Meeting to Order:

Chair Zezze called the meeting to order at 5:17pm.

Pledge of Allegiance:

Mr. Ruck 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:

- Permanent electric is installed and working.
- The wrong material is buried in the ground for the gas line. The line must be excavated and redone. This is being demanded by the gas utility, Con Edison. Mr. Ruck said that he expects a quote from Tristate for the entire job, and proposals from Rotundo for plumbing with Siteworks for the excavation. He stated that he doesn't know what happened with Welker Plumbing that led to this. Chair Zezze stated that the District was told by Welker that he (Welker) had the correct credentials to do the work. Mr. Ruck stated that the Con Edison rep (Mike Matuskovic) was on-site, inspected the work, and told him (Mr. Ruck) that the work was approved and the trenches may be filled and closed. Mr. Ruck says

that he recalls Mr. Matuskovic saying to him, “keep the ends clean and that it’s good to backfill.” Mr. Ruck said that Welker used a medium strength yellow pipe (visible in the site log photos) and Con Edison now says the yellow pipe must be replaced with a stronger black pipe. Mr. Ruck said that he received text messages regarding the work and the approval and would deliver the texts to the Board. Mr. Ruck stated that he does not have any written approval document. Mr. Ruck stated that the site logs show the date(s) when Mr. Matuskovic was on-site. Mr. Ruck stated that he received an email releasing the gas regulator, which he said only occurs after a project is approved. Chair Zezze said a copy of the email was sent to a former Board member. Mr. Ruck said that Con Edison now states that Welker lacked the correct certifications to do the work and that the Con Edison rep (Matuskovic) never inspected and never approved the work. Mr. Ruck stated that Mr. Matuskovic continues to be the Con Edison rep for the project and that he needs to maintain a good relationship with him, so he has not directly confronted Mr. Matuskovic on the disputed facts. Chair Zezze stated that she has been speaking with William Tubman, who is Mr. Matuskovic’s manager at Con Edison regarding the situation. In response to a question from Chair Zezze, Mr. Ruck said that vendors submit their certifications to Con Edison, however Con Edison does not issue or require any permits. Other participants asked similar questions regarding permitting and credentials for Welker and the proposed vendor(s) to re-do the work and Mr. Ruck repeated that no permits are required and that all of the vendors have the required credentials. Chief Zezze said that he wants correct process followed and there should be no favors or shortcuts regarding permits, qualifications, vetting and completion. Chief Zezze demanded that the gas line and backfill must be completed before any paving occurs over the trench locations – and there must be no cuts in the paving or duplicate paving. Mr. Ruck acknowledged this.

- Mr. Ruck said that temporary heat is required until the gas line is operational. He provided quotes for electric heaters and for a diesel-powered heater. Participants, including Chief Zezze and the Secretary asked Mr. Ruck questions about the minimum BTU/hour required to maintain the new structure at a safe temperature and concerns were raised regarding permit requirements for a diesel generator. Mr. Ruck said he would check with the engineer on the BTU requirements and with the town on permit requirements. Later in the meeting, Mr. Sadowsky stated that the radiant floor heating fluid contains 30% glycol and resists freezing down to 7 degrees. Mr. Ruck said he would investigate whether the current fluid already contains the antifreeze. One participant asked whether a temporary propane installation was a feasible alternative to fuel the new gas boiler. Mr. Ruck said that he did not know the answer.
- Mr. Ruck said there is considerable finish work remaining around the elevator. In response to a question, he said that some interior doors were not wired with sufficient slack or were incorrectly wired for the access control system. Some doors need to be replaced.
- Mr. Ruck said there are no change orders to present today. The unforeseen conditions worked performed by Siteworks as T&M under a change directive will be approximately \$50,000. There may be some change orders from Talt.

Contingency budget is expended. The Key Construction allowance has \$46,285.83. The Intricate Tech Allowance has \$33,430.50. There will be a need to fund pending costs.

- The project continues to fall further behind previously provided schedules. The back lot is now projected for mid-November and the landscaping is on its own track. An update will be provided in 1-2 weeks.
- DOT was on-site on 10/21 for a milling/scope review. This work will have no effect on Siteworks. Flaggers will be required. Chief Zezze said that vendor vehicles must not park on apparatus ramps. Commissioner Smith expressed concerns regarding the snow shelf and at the curbs regarding runoff that may result in ice and fall risks for pedestrians, and he wants an assurance that this has been considered and addressed.
- Despite the building having permanent electricity, Mr. Ruck said that there is currently no start dates or schedule for the elevator installation. He expects Schindler to commence work in mid-November.
- Mr. Ruck said that scaffolding will be placed on the site wall to provide temporary building access.
- Mechanical contractors and plumbers have not been on-site recently, but will return to address some remaining field conditions. The plumber is mostly done and Intricate is at about 95%.
- Participants resumed a discussion of methods to secure the gear extractor and cascade to the radiant heated floor without rupturing the hidden water lines. Chair Zezze said she had spoken with the manufacturer and the vendor and they want to use a raised platform. Mr. Sadowsky said that any platform may need to be secured to the floor. Participants noted that use of thermal imaging has been delayed because radiant heating will not work until the boiler has gas.
- Mr. Ruck said a TCO requires fire alarm, exhaust system, gas, and sprinklers. The alarm will be tested imminently and will be active in under one week. The exhaust extractor is nearly complete. The sprinkler system requires the alarm system. The gas line has no ETA.

Public Comment:

There was no public comment.

Future Dates:

The next OACM Project Meeting will be on November 18, 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 6:26 pm.

Respectfully submitted,
Jonathan Goodman
Fire District Secretary