

EASTCHESTER FIRE DISTRICT
MINUTES OF THE EASTCHESTER BOARD OF FIRE COMMISSIONERS
JULY 10, 2025

Minutes of a Regular Meeting of the Eastchester Board of Fire Commissioners held on Thursday, July 10, 2025 at 7:00 p.m., at Eastchester Town Hall (40 Mill Road) Eastchester, NY 10709.

Board Members Present:

Chairman Paul M. Ranellone
Commissioner Paul J. Carlo
Commissioner Anthony J. Lore, Sr.
Commissioner Tony Cerasi

Commissioner Luke Yankowski

In Attendance:

Chief Brian Tween
Secretary Marissa “Isang” Smith

1. Call to Order

1.1 - Meeting Called to Order

July 10, 2025 - Regular Meeting

Chairman Ranellone called the July 10, 2025 Regular Meeting meeting to order at 7:02 PM. The July 10, 2025, Regular Meeting of the Eastchester Board of Fire Commissioners is called to Order.

2. Salute to the Flag

3. Executive Session

Chairman Ranellone requested a motion to enter executive session to discuss medical benefits for administrative employees. Commr. Carlo made a motion and Commr. Lore seconded the motion.

4. Return to Public Session: 7:15 PM

Motion to enter back into public session by Chairman Ranellone

5. Calgi Construction Presentation

Chairman Ranellone made a motion to suspend regular business to allow for a presentation by Calgi Construction. Motion carried.

Domenick from Calgi Construction provided an overview of the firm's background and services. Calgi is a third-generation construction management firm, founded in 1919 in New Rochelle. Originally general contractors, they have since transitioned into construction management, offering services tailored to municipalities and public sector projects. Their offerings include: Preconstruction budgeting and estimating, project scheduling, coordination of the public bidding process, and full-time and part-time project management during the construction phase.

Domenick emphasized their experience working with multiple municipalities and design firms, including Highland Associates and Mitchell Associates. Notable projects include work with the City of Yonkers, Peekskill, Bronxville Public Schools, and the Village of Tuckahoe (library and village hall renovations).

Regarding the Fire Department's needs, Domenick acknowledged the challenges with the current apparatus floor and front arch at Station 3. He suggested that, rather than renovating, it may be more cost-effective to consider a full replacement of the facility.

Chairman Ranellone inquired whether the reconstruction of Station 3 would require a complete rebuild. Domenick confirmed this would likely be the case.

Chief Tween asked how Calgi bills for services. Domenick explained that the preconstruction phase includes the development of final construction documents and involves a fee structure based on the length and complexity of planning and meetings.

Carlo noted the firm's work in Tuckahoe and asked whether an estimate for services could be provided. Domenick stated that a schematic or further details would be required before an estimate could be given.

Chief Tween asked about recent firehouse projects. Domenick and David from Calgi discussed comparable recent work: City of Yonkers (2018): Full new firehouse at \$612/sq. Ft. City of Peekskill (future project): Estimated at \$600/sq. ft. for a similar design projected into 2027. Pelham Ridge (current): Involved in a current project, but not responsible for preconstruction; however, Calgi conducted a cost analysis.

Chief Tween also inquired about HVAC design concerns, including rooftop units. David noted that firehouses vary in design, programming, and mechanical requirements, such as positive pressure ventilation, which is more common in newer designs.

Chairman Ranellone highlighted the need to determine property setbacks and zoning restrictions for the Station 3 site. He referenced a lot size of 800 ft. by 200 ft. and raised the

question of using Palumbo Place as the front address.

The Board and Chief Tween discussed architectural input, mentioning that Highland Associates had previously been used as the architect of record, with Mitchell Associates consulted on firematic elements.

Chairman Ranellone thanked Domenick and David from Calgi Construction for their informative presentation. Further steps will require the Board to determine project scope, desired outcomes, and whether a schematic can be developed for estimating purpose

Treasurer Report

Treasurer Jamie Hedstrom is not in attendance. The Treasurer report can be found online at www.eastchesternyfd.gov. In summary: the financials as of June 30, 2025 currently present a net budget surplus of approximately \$1.1M. We have resumed our Treasury Direct Investments, in \$3M increments. Interest rates remain around 4.2%. At this time, feedback is requested from the Commissioners and the Chiefs on any major items anticipated or planning to be proposed for the 2026 budget. Year to date, total income is \$24,017,409.64. Total expenses year to date: \$9,187,954.98. Net Operating Income is \$14,829,454.66.

Chief Report

Chief Tween submitted the following report:

Alarm Activity: 365

Fire: 5

EMS/Rescue: 193

Mutual Aid Given: 2 (NRFD 3 rd Alarm, Greenville FD 2 nd Alarm)

Mutual Aid Received: 1 incident (NRFD, YFD, FDMV to scene, Scarsdale FD, Greenville FD to cover HQ)

1) On June 18 at 2:25 am, Group 3 with Captain Olivier responded to a house fire on Park Avenue in Eastchester. Upon arrival they encountered heavy fire coming from the first floor with fire extending up to the second floor and attic. The members were faced with a heavy clutter condition inside the house which made hose stretches and searches more difficult. Despite the extraordinary efforts of more than 50 members from four Fire Departments on scene, the resident did not survive. I remind the residents to make sure you have working smoke detectors in your homes and apartments, and to test them monthly. I want to recognize

the members of Group 3 for their great efforts under difficult conditions in extinguishing the fire. I also want to thank our mutual aid partners that assisted on-scene and that covered the District during the incident.

2) The five Eastchester probationary firefighters in the Westchester County Career Fire Academy are graduating tomorrow, Friday July 11th after completing 20 weeks of training. They will report to Fire HQ on Monday for one week of orientation training and the following week they will be assigned a Group and will work on an engine with a Lieutenant for their first few months. The new probationary firefighters are Jack Brien, Joseph D. Ciafone, William D'Ambrosio IV, John Albertelli, and Kyle Shryock. Congratulations to all five members on their accomplishment.

3) Hank Henninger's mechanic report for June was emailed to the Board on 7/7/2025. The new Fire Prevention vehicle Car 2109 was put on service last week.

4) Tim Dalton's maintenance report for June was emailed to the Board on 7/7/2025. Tim is currently working on cleaning and painting the basement at Station 2 in Tuckahoe. He recently completed the basement at Station 1 Headquarters and it came out great.

5) Fire Prevention and Code Enforcement activities continue with numerous plan reviews and inspections. The Fire Prevention reports for June were emailed to the Board on 7/8/2025.

6) Currently there are two members are out on long term absence.

7) The five Eastchester High School seniors completed their WISE internship program in June. They commented it was a positive experience.

8) I received a call from Tom Visci asking not to move the Chester Heights gong. He stated that the Volunteer Firefighters will pay to have the frame repaired.

9) Firefighter Jerry Luongo retired on 6/27/2025. He was hired on 6/22/2002 and issued badge #169. He retired after more than 23 years of dedicated service to the resident of the Fire District. I wish him a long and healthy retirement.

Respectfully submitted July 10, 2025
by Fire Chief Brian Tween

MONTHLY DISTRICT SECRETARY REPORT JULY 2025

COMMUNITY OUTREACH

Social Media

- June Activity: 6 posts
- As a reminder, there are Fire Safety Resources available on EastchesterNYFD.gov under the Fire Prevention tab.

Website

- Ongoing maintenance and updates. Notices and more information for Veolia Hydrant flushing are available on our website.

FOIL OFFICER

- June Activity: 2 FOIL requests

RECORDS MANAGEMENT OFFICER

- Records Projects: Continued work on organizing loose records and scanning projects

OFFICE - GENERAL

- Onboarding for Probationary Firefighters for the Fall 2025 Academy
- Prepared the OML document for the June meeting.
- Updated and posted minutes on the website.
- Updated the 2025 resolutions spreadsheet.
- Performed regular office tasks including scheduling, billing, customer service, and staff support.

Business Office Recommendations

Subject

9.1 - Payment of Bills

Recommended Action

BE IT RESOLVED: That the Board of Fire Commissioners approves to pay the bills and vouchers as presented. The Board has been supplied with one set of bills and one credit card bill. Chief Tween has reviewed all prior to the meeting, except certiorari claims and those specifically marked as reviewed by the Treasurer. The Treasurer has requested the Board approve the following:

Warrant 1- 7/10/25 - \$157,556.33
Credit Card – 7/18/25 - \$4,310.08
Total: **\$161,866.41**

Motion by Commr. Lore, seconded by Commr. Carlo

Aye: Commr. Yankowski, Commr. Cerasi, Commr. Lore, Commr. Carlo, Chairman.
Ranellone

Final: Motion Carried

10.1 - Dental Coverage - Administrative Employees

BE IT RESOLVED: That the Board of Fire Commissioners approves to reimburse the COBRA costs for the 4 Employees that were designated as one of the 5 non-IAFF Local 916 District Employees covered under the current dental benefit offered effective July 31, 2025 at a total cost of no more than \$200 per month per member for a period not exceed 18 months.

Motion by Chairman Ranellone, seconded by Commr. Yankowski
Aye: Commr. Yankowski, Commr. Cerasi, Commr. Lore, Commr. Carlo,
Chairman. Ranellone
Final: Motion Carried

10.2 - Future Vehicle Purchases and Liquidation of Aging Fleet

Chairman Ranellone informed the Board that Assistant Chief Yozzo had sent out an email summarizing the vehicles he recommends for auction and replacement. He asked if any Board members wished to discuss the matter.

Chief Tween addressed the Board, stating that for the 2026 budget, the department is identifying a need to replace several 15- to 20-year-old non-apparatus vehicles. While these vehicles remain functional, they are increasingly costly to maintain and keep roadworthy. He noted that while the department has successfully replaced its front-line apparatus in recent years, attention must now shift to the support vehicle fleet.

Chief Tween also asked if the Board would be open to declaring Vehicle 2104 as surplus, as it has outlived its usefulness. He requested that the Board consider a resolution to that effect.

Assistant Chief Yozzo provided further details on the vehicles. Yozzo shared that the department is proposing to auction off five vehicles, including: 2104, 2105 (a diesel, stick-shift vehicle), 2107 (already replaced in 2024 with a 2023 Ford Explorer, now assigned to Commissioner Pintavalle), 2108, 2109A. Vehicle 2109 has been reassigned to Fire Prevention and went into service earlier this week, now used by Firefighter Vitarello.

Yozzo noted that several of the vehicles being considered for surplus are no longer suitable for operational use. Yozzo shared that some lack power steering, have rotted

floorboards, or are missing emergency lighting. Chief Tween and Assistant Chief Yozzo continued discussion regarding the vehicle details.

Commr. Ranellone inquired whether the plan is to auction five vehicles and purchase four replacements in the next year. Yozzo recommended retaining Vehicle 2106, as it remains useful for snow plowing, but noted the department still needs a reliable transport vehicle, such as a Ford Transit, for use during academy training, callbacks, and general transport.

Chief Tween concluded that if the department can auction off two or three of the vehicles now, they can manage with the remaining fleet until next year. He also mentioned that a new transport van is expected to arrive this summer.

BE IT RESOLVED: That the Board of Fire Commissioners authorizes the Assistant Chief to auction off the following vehicles: a 2004 Ford Expedition, three 2007 GMC Yukons, and a 2005 Ford Pickup (old 2104, 2105, 2107A, 2108, 2109).

Motion by Chairman Ranellone, seconded by Commr. Yankowski
Aye: Commr. Yankowski, Commr. Cerasi, Commr. Lore, Commr. Carlo, Chairman.
Ranellone

Final: Motion Carried

Chief Tween thanked Assistant Chief Yozzo for putting together that summary.

10.3 - Volunteers

Commissioner Carlo informed the Board that he had spoken with legal counsel in the weeks prior regarding the status of volunteer firefighters. Carlo noted that volunteer members have been inactive since approximately 2008. Carlo expressed concerns regarding ongoing liability to the District, particularly relating to the use of firehouses and apparatus by volunteers.

Carlo proposed that formal guidelines be established for the use of District property by volunteers. He stated that while the volunteer companies still exist in theory, they no longer provide active service to the District. He emphasized that volunteers should not be using District equipment or entering District buildings without formal authorization, though they could still gather independently for events such as parades.

Commissioner Carlo introduced the following resolution:

WHEREAS, the Eastchester Fire District (the “District”) is a duly organized fire

district governed by a Board of Fire Commissioners pursuant to the laws of the State of New York;

WHEREAS, the Board of Fire Commissioners (the “Board”) is responsible for the management, control, and oversight of all real and personal property owned by the District;

WHEREAS, the District’s property—including, but not limited to, fire stations, apparatus, equipment, and other assets—is held for the benefit of the public and must be used in a manner consistent with the District’s mission and applicable laws;

WHEREAS, it is necessary to establish clear guidelines to ensure that any use of District property by volunteer fire companies or other entities is subject to appropriate oversight and authorization;

NOW, THEREFORE, BE IT RESOLVED by the Board of Fire Commissioners of the Eastchester Fire District as follows:

1. Use of District Property: No volunteer fire company, fire department, or any other organization or individual shall use, occupy, or access any property, equipment, or facilities owned by the District without the prior written approval of the Board of Fire Commissioners.
2. Approval Process: Any request for use of District property must be submitted in writing to the Board, specifying the nature, purpose, date, and duration of the proposed use. The Board shall review such requests at a duly convened meeting and may approve, deny, or conditionally approve the request in its sole discretion.
3. Enforcement: Unauthorized use of District property shall be deemed a violation of this resolution and may result in disciplinary action, revocation of privileges, or other remedies as permitted by law.
4. Effective Date: This resolution shall take effect immediately upon adoption.

Commr. Carlo requested a motion for the resolution; Commr. Cerasi seconded.

A lengthy and at times contentious discussion ensued among the Commissioners and members of the public.

Commr. Lore raised objections to the resolution, stating that volunteers have historically contributed to the department and continue to engage with the community. Lore expressed concern about being told he and others could no longer access the firehouses, including for ceremonial or parade-related purposes. Lore also disagreed with the suggestion that he and Chairman Ranellone, both volunteers, should recuse themselves from voting.

Commr. Lore questioned the origin of the resolution. Lore implied it may have been influenced by outside individuals with a history in the District. He defended the historical role of volunteers and decisions made in the past concerning apparatus and department structure. Lore stated that the public should be made aware of how this matter was being handled.

Commr. Carlo reiterated that his concerns stem from a liability and fiscal perspective and emphasized that this initiative was his own and not directed by anyone else, such as Dennis Winter. Commr. Carlo argued that inactive volunteer members using firehouses or equipment poses an unnecessary risk to the District.

Public comment was opened, and Mike Parici addressed the Board. He expressed frustration that the resolution appeared on the agenda suddenly and that it was not communicated clearly in advance to board members. Mr. Parici questioned the necessity of the resolution and the nature of the liability being cited, particularly for volunteers who do not respond to calls.

Mr. Parici also asked who owns the firehouses, to which Chief Tween clarified that the properties are owned by the Fire District. Additional questions were raised by members of the public regarding uniform usage and volunteer participation in memorial services and ceremonies.

Mr. Tony Fiore, representing the Village of Tuckahoe, asked whether volunteer dress uniforms would be included as “equipment” under the resolution, and whether volunteers would be permitted to continue wearing them for ceremonial purposes. Commr. Carlo stated it should be fine they use their uniforms.

The discussion became increasingly heated, with interruptions and angry tones from both Board members and members of the public. Commr. Lore expressed his dissatisfaction with how the issue was introduced and handled and ultimately left the stage to sit with members of the public.

In an effort to de-escalate and allow for further review, Commr. Cerasi moved to table the resolution. The motion was seconded by Commr. Carlo.

Motion by Commr. Cerasi, seconded by Commr. Carlo

Aye: Commr. Yankowski, Commr. Cerasi, Commr. Lore, Commr. Carlo, Chairman.
Ranellone
Final: Motion Carried

Motion carried. The item was tabled.

Chairman Ranellone announced that the next regular Board meeting would be held on August 14 at Town Hall.

Future Meeting Dates

August 14, 2025 - Regular Meeting - Eastchester Town Hall - Court Room

Comments from Local 916

No Comments.

Comments from the Public

A member of the public addressed the Board with concerns regarding the condition of the firehouses, specifically Station 3. He criticized the Board's track record on upgrades, suggesting that previous projects should be completed before initiating new ones.

Chief Tween responded by providing an update on the status of Station 3, including concerns related to the condition of the apparatus floor.

The same member of the public inquired about the status of the elevator at Station 4. Chief Tween provided clarification and a brief update on Station 4's condition.

Regarding Station 1, Chief Tween noted that the building is a preexisting non-conforming structure and is not currently in danger due to that designation.

A contentious discussion occurred between the volunteer and Commr. Carlo regarding the usage of Station 4.

Comments from the Commissioners

The topic of the station gong was raised by Commr. Cerasi. Discussion occurred between Board Members and Chief Tween regarding the cost and responsibility for maintaining or

relocating the gong properly, and they noted that arrangements would be made to take it down. It was confirmed that the matter would be resolved in the near future.

Adjournment – With no further business to discuss, Chairman Ranellone made a motion to adjourn the meeting. The motion was unanimously approved, and the meeting was adjourned at 8:27 p.m.

**EASTCHESTER FIRE DISTRICT
MINUTES OF THE EASTCHESTER BOARD OF FIRE COMMISSIONERS
JULY 10, 2025**

Minutes prepared by:
Marissa “Isang” Smith
Secretary to the Board of Fire Commissioners

DRAFT