



**Village of Port Chester
Port Chester Industrial Development
Agency
222 Grace Church Street
Port Chester NY 10573**

Minutes: Wednesday, February 11, 2026

Time: Audit & Finance Committee Special Meeting

6:30PM Village Hall Conference Room

Industrial Development Agency Regular Meeting immediately following

1. IDA Roll Call

Motion: Motion to Open Meeting - Without Objection

Initiated: None

Seconded: None

Yes: John Hiensch, Daniel Brakewood, Francis (Frank) Ferrara

No: None

Abstain: None

Absent: George Ford

2. Approval of Minutes

Motion: Motion to Approve Minutes from 08/05/25

Initiated: Daniel Brakewood

Seconded: Francis (Frank) Ferrara

Yes: John Hiensch, Daniel Brakewood, Francis (Frank) Ferrara

No: None

Abstain: None

Absent: George Ford

a. August 5, 2025

3. Review of the Draft FY 2026-2027 PCIDA Budget

a. Draft FY 2026-2027 PCIDA Budget

4. Recommendation to the PCIDA Board

Motion: Motion to Send Draft Budget to Full IDA Board - Without Objection

Initiated: None

Seconded: None

Yes: John Hiensch, Daniel Brakewood, Francis (Frank) Ferrara

No: None

Abstain: None

Absent: George Ford

5. Adjournment

Motion: Motion to Adjourn

Initiated: Daniel Brakewood

Seconded: Francis (Frank) Ferrara

Yes: John Hiensch, Daniel Brakewood, Francis (Frank) Ferrara

No: None

Abstain: None

Absent: George Ford

Local Law Filing

Village of Port Chester, New York

Local Law No. I-07 of the Year 2025

**A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER
CHAPTER 319-74, SCHEDULE XIII: NO PARKING OR STANDING AT ANY TIME,
TO EXPAND THE EXISTING ZONE ON WILLETT AVENUE**

Be it enacted by the Board of Trustees of the Village of Port Chester, New York, as follows:

SECTION 1: Purpose and Intent

The Board has been advised that Stagg Group, the owner of property located at 229 Willett Avenue (Town of Rye tax map designation: Section 136.79, Block 1, Lot 23) (the “project Site”) in the Village of Port Chester, has site plan approval to redevelop the Project Site with a new 6-story residential building. The Board has been further advised that the Traffic & Planning Review performed by AKRF Environmental, Planning, and Engineering Consultants, indicates that the existing parking spaces on the east side of Willett Avenue, south of the Project Site driveway extending to Abendroth Place, will need to be eliminated in order to meet the requirements for sight line distance. This new “no parking or standing at any time” zone will be in addition to the existing 65-foot “no parking or standing at any time” zone in front of Sacred Heart Church, for a total “no parking or standing at any time” zone of 210 feet.

SECTION 2: The Code of the Village of Port Chester, Chapter 319-74, Schedule XIII: No Parking or Standing at Any Time, is hereby amended as follows:

Name of Street	Side	Location
“Willett Avenue	East	For 65 feet in front of 231 Willett Avenue (Sacred Heart Church)”

IS DELETED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING:

<u>“Willett Avenue</u>	<u>East</u>	<u>From the corner at Abendroth Place, north for a distance of 210 Feet”</u>
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SECTION 3. Severability.

In the event any court determines that any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional. The court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or position or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 4. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

RESOLUTION

BUDGET TRANSFER – FISCAL YEAR 2024-2025 GENERAL FUND 2025 MEMORIAL DAY CEREMONIES & PARADE

On motion of TRUSTEE , seconded by TRUSTEE , the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the American Legion Port Chester Post 93 has requested permission to hold and funding for ceremonies and a parade in celebration of Memorial Day 2025; and

WHEREAS, the Village Board of Trustees has appropriated \$1,000 in the fiscal year 2024-2025 General Fund Budget; and

WHEREAS, an additional \$100 has been requested from the American Legion Port Chester Post 93 in a letter dated April 14, 2025; and

WHEREAS, the Board of Trustees approves the requested funding contribution totaling \$1,100; and

WHEREAS, in order to properly fund the municipal contribution for the 2025 Memorial Day ceremonies and parade a budgetary transfer is required. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the FY2024-25 General Fund Budget by transferring \$100 from the Celebrations Special Events line item to the Celebrations Memorial Day line item as follows:

GENERAL FUND

From:

A.7550.0555	Special Events	(\$100.00)
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To:

A.7550.0550	Memorial Day	\$100.00
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Approved as to Form:



James R. Carpinello, Village Attorney