

## **RESOLUTION**

**NUMBER 74-26**

### **(AMEND RESOLUTION 329-25 AUTHORIZING THE SALE OF A PORTION OF SBL 55.9-2-1.1 TO DHIP GROUP/JAM STORAGE, LLC FOR ACCESS TO A PROPOSED SELF-STORAGE FACILITY SUBJECT TO PERMISSIVE REFERENDUM)**

**WHEREAS**, DHIP Group/Jam Storage, LLC applied to the Planning Board for Site Plan Approval and for Wetland, Steep Slope and Tree Removal permits for the construction of an approximately 60,000 sq. ft. self-storage facility and related site improvements for property located at 2059 Albany Post Rd.; and

**WHEREAS**, during the Site Plan review process, the Applicant was able to demonstrate that it would be less environmentally impactful to have access to the proposed self-storage facility through a portion of Town-owned property with an SBL of 55.9-2-1.1 located on Memorial Drive as more particularly described on the attached Parcel A description compared to other alternatives; and

**WHEREAS**, the Applicant's attorney submitted a letter dated October 17, 2025 to the Town Supervisor requesting to purchase the property; and

**WHEREAS**, the Applicant has offered to pay \$145,000 for this portion of property plus provide the Town storage space of at least 400 s.f. in perpetuity; and

**WHEREAS**, the Town has no other use for the portion of the property requested by DHIP Group/Jam Storage, LLC; and

**WHEREAS**, the Planning Board issued a Negative Declaration pursuant to SEQRA at its December 2, 2025 Meeting and Site Plan approval at its January 6, 2026 Meeting;

**WHEREAS**, this sale is contingent upon the Applicant receiving all necessary approvals from outside agencies to construct its proposed self-storage facility;

**NOW, THEREFORE, BE IT RESOLVED** that the Town approves the sale of a portion of SBL 55.9-2-1.1 as more particularly described on the attached Parcel A description to DHIP Group/JAM Storage, LLC for \$145,000 plus a minimum of 400 s.f. of storage area for the Town.

**BE IT FURTHER RESOLVED** that this Resolution shall be subject to Permissive Referendum and shall be posted and published as required by law.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted February 10, 2026  
At a Regular Meeting  
Held at Town Hall**



22240.100

February 4, 2026

Revised: February 10, 2026

DHIP

Parcel A

ALL that certain piece or parcel of land situate, lying and being in the Town of Cortlandt, County of Westchester, and State of New York, bounded and described as follows:

COMMENCING at a point along the former northwesterly line of New York & Albany Post Road (Route 9A) at the southeast corner of lands now or formerly belonging to Town of Cortlandt as described in deed Liber 12051, Page 107;

thence northerly along said lands the following bearings and distances:

North 46°14'41" East 51.61 feet,

North 37°13'14" East 35.52 feet,

North 42°21'45" East 28.55 feet,

North 42°19'20" East 101.97 feet,

North 44°17'13" East 62.09 feet,

North 40°47'47" East 34.07 feet,

North 43°09'29" East 14.04 feet and

North 41°25'50" East 54.66 feet to lands now or formerly belonging to Francisco Portillo, being the true point or place of BEGINNING;

thence through the aforementioned lands now or formerly belonging to Town of Cortlandt as described in deed Liber 12051, Page 107, North 71°13'34" West 146.80 feet to the easterly line of an Ingress & Egress Easement as described in Liber 10791, Page 217;

thence continuing through the lands of Town of Cortlandt and along said easement, North 09°21'22" East 119.00 feet to a point;

thence continuing through the lands of Town of Cortlandt the following bearings and distances:

South 53°58'11" East 45.00 feet,

South 79°59'09" East 122.00 feet,

North 55°56'48" East 38.00 feet,

North 39°53'35" East 59.00 feet and

North 82°24'16" East 69.00 feet to other lands now or formerly belonging to Francisco Portillo;

thence along said lands and also along the aforementioned lands of Francisco Portillo, South 42°11'16" West 260.00 feet to the point or place of BEGINNING.

Containing 0.591 acres.