

RESOLUTION

NUMBER 97-26

(AMEND RESOLUTIONS 74-26 and 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 Town understood the Applicant's offer to be \$145,000 plus providing the Town free storage space of at least 400 s.f. in perpetuity in exchange for this portion of property; and

WHEREAS, while working on the terms of the contract, the parties realized that there was a difference of opinion as to the duration of the offer for storage space; and

WHEREAS, the Applicant updated its offer and is now offering to pay the Town \$167,500 plus provide 400 s.f. of free storage space to the Town for ten (10) years; 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, Resolutions 74-26 and 329-25 were subject to permissive referendum, and nobody from the public opposed the conveyance;

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 in the attached Parcel A description to DHIP Group/JAM Storage, LLC for \$167,500 plus a minimum of 400 s.f. of storage space for the Town for ten (10) years at no charge.

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 April 14, 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.