

B.

LOCAL LAW NO. 18-2015

A LOCAL LAW AUTHORIZING THE LEASE OF COUNTY PROPERTY LOCATED IN THE TOWN OF MANLIUS TO VERIZON WIRELESS

BE IT ENACTED BY THE ONONDAGA COUNTY LEGISLATURE OF THE COUNTY OF ONONDAGA, NEW YORK, AS FOLLOWS:

Section 1. Findings. The County of Onondaga, acting for and on behalf of the Onondaga County Water District, is owner of property located at Alverna Heights Drive in the Town of Manlius, known as the Eastern Tank and Pumping Station. Situated on said property is a fenced 3300 square foot area with a 180 foot high self-support tower used as a public safety communications facility under the direct care and control of the Onondaga County Department of Emergency Communications. Verizon Wireless has expressed an interest in acquiring an option for the lease of approximately 425 square feet of ground space and tower space within the public safety communications facility for the installation, operation and maintenance of cellular communication facilities. The term of the proposed lease is five (5) years with four (4) five-year renewals. The amount of proposed rent is \$20,000 per year during the first year with an increase of 3% per year thereafter. The amount of proposed rent is fair and reasonable. The portion of the public safety communications facility and the tower to be leased are currently not needed for County purposes pursuant to Section 215 of the County Law. Verizon Wireless will provide insurance and pay for all utilities consumed by the equipment.

Section 2. Environmental Review. The County of Onondaga is hereby authorized, directed and designated to act as the lead agency. An analysis of the potential environmental impacts, if any, has been done under the State Environmental Quality Review Act (SEQRA), and as lead agency the County hereby determines that the proposed action is an Unlisted Action under SEQRA and a Short Environmental Assessment Form has been prepared. The Short Environmental Assessment Form prepared by and filed with this Legislature is satisfactory with respect to scope and content and adequacy in compliance with SEQRA and is hereby accepted by the County. Onondaga County does hereby make and adopt a Negative Declaration for the project, and has determined that the proposed action will not have a significant effect on the environment. The Onondaga County Executive, or her designee, is authorized to take such action to comply with the requirements of SEQRA, including without limitation, the execution of documentation and filing of same and any other actions to implement the intent of this local law.

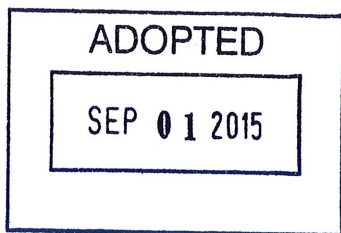
Section 3. Lease Authorized. The County Executive is hereby authorized to enter into any and all agreements and execute all documents for an option for the lease of the above-described space to Verizon Wireless for a period of five years, with four (4) five-year (5) renewals. The amount of rent is twenty thousand dollars (\$20,000.00) during the first year, with an increase of three percent (3%) per year.

Section 4. Effective Date. This local law shall be filed and take effect in accordance with provisions of the Municipal Home Rule Law, subject to a permissive referendum.

LL - Verizon Lease.doc
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RECEIVED
ONONDAGA COUNTY
LEGISLATURE



I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF LEGISLATION DULY ADOPTED BY THE COUNTY LEGISLATURE OF ONONDAGA COUNTY ON THE

15th DAY OF September, 2015.

Deborah A. Matuso

CLERK, COUNTY LEGISLATURE
ONONDAGA COUNTY, NEW YORK