



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
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Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

2 of the year 20 25

Local Law Title: A LOCAL LAW SUPERCEDING COUNTY LAW SECTION 215 (4) AND (6) AND
AUTHORIZING THE LEASE OF COUNTY PROPERTY TO NEW YORK RSA 2 CELLULAR
PARTNERSHIP D/B/A VERIZON WIRELESS

Be it enacted by the BOARD OF SUPERVISORS of the
(Name of Legislative Body)

☒ County ☐ City ☐ Town ☐ Village
(Select one)

of Hamilton as follows on the attached pages:
(Name of Local Government)

For Office Use Only

FILED
STATE RECORDS
AUG 22 2025
DEPARTMENT OF STATE

Department of State Local Law Index Number: 2 of the year 20 25

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____

(Name of Legislative Body)

(Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number 2 of 2025 of the (County)(City)(Town)(Village) of Hamilton was duly passed by the Board of Supervisors on July 3 2025 and was (approved)(not approved)(repassed after disapproval) by the Chairman on July 3 2025. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of August 19 2025 in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.

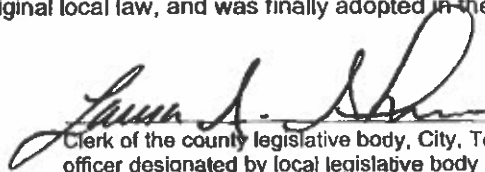
6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph _____ 4 _____ above.

(Seal)


Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

8/19/25
(Date)

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF HAMILTON, NEW YORK, AS FOLLOWS:

Section 1. Legislation Intent and Purpose. This Local Law is enacted to amend and supercede County Law Section 215 and authorize the County of Hamilton Board of Supervisors, in the name of and on behalf of the County of Hamilton to enter a lease of the County property identified in Section 3 hereof and thereby obtain a reasonable return on property not needed for County purposes. The purpose of superceding County Law Section 215 is to avoid the need to advertise and lease a portion or all of the property identified in Section 3 hereof to the highest bidder following a public auction.

Section 2. County Law Section 215 Amended and Superseded. It is the intent of this Local Law to amend and supercede pursuant to the County's authority under the Municipal Home Rule Law the following: (a) County Law Section 215 (4), which limits leases of County property to 5 year terms, and (b) County Law Section 215 (6) which provides that property no longer necessary for public use "may be sold or leased only to the highest bidder after public advertisement".

Section 3. County Property and Lease. Hamilton County is the lessor of real property located at 802 State Route 8, Town of Morehouse, Hamilton County, New York, Tax Map No. 125.000-1-16.111 and Off Route 8, Town of Morehouse, Hamilton County, New York, Tax Map No. 125.000-1-16.112 on which it is constructing a new public safety radio communications tower ("Tower Property") and NEW YORK RSA 2 CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS ("Verizon Wireless") has expressed an interest in leasing space on the tower and at the base thereof for the installation, operation and maintenance of a wireless telecommunication facility ("Facility") together with an easement for access and utilities pursuant to a Tower Lease Agreement between the County and Verizon Wireless. The portion of the Tower Property to be leased is not currently needed for County purposes and the County retains the right to use the Tower Property for County purposes pursuant to and in accordance with the Tower Lease Agreement. The term of the proposed lease is five (5) years, with four (4) five-year (5) renewals to be exercised at Verizon Wireless's option. The proposed compensation to the County is annual rent of \$24,000 increasing by 2% on each anniversary of the Tower Lease Agreement. Verizon Wireless's rights and obligations in respect to Verizon Wireless's lease of the Property will be governed by and in accordance with the Tower Lease Agreement.

Section 4. Lease Authorized. The County Executive is hereby authorized, without public advertisement or auction, to enter the Tower Lease Agreement and execute any and all related documents for the lease of the above-described Property to Verizon Wireless on the terms set forth in Section 3 hereof and in the Tower Lease Agreement.

Section 5. Severability. If any part of this Local Law shall be adjudged by a Court to be invalid or unconstitutional, such order or judgment shall not affect or invalidate the remainder thereof, but shall be confined in its application to the part of this Local Law for which such order or judgment has been rendered.

Section 6. Effective Date. This local law shall not take effect until at least forty-five (45) days after its adoption or, if within forty-five (45) days after its adoption, there shall be filed with the Clerk a petition protesting against such Local Law, signed and authenticated as required

by the Municipal Home Rule Law, then until approved by the affirmative vote of a majority of the qualified electors of Hamilton County voting on a proposition for it. The Clerk shall publish this local law or abstract thereof and take such further action as may be required under the Municipal Home Rule Law governing adoption of this local law.