

LOCAL LAW NO. 6 - 2025

A LOCAL LAW AUTHORIZING THE SALE OF COUNTY PROPERTY LOCATED IN THE TOWN  
OF CLAY

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

Section 1. Findings. The County of Onondaga is the owner of two adjacent parcels of land located at 4487 Buckley Road and Morgan Road in the Town of Clay, bearing Tax Map Nos. 087.-01-29.0 and 087.-01-40.1 and comprising 26.56 ± total acres (the "Property"). In accordance with the terms of a July 5, 2022 Option to Purchase agreement between the County of Onondaga and VIP Development Associates, Inc., which option was subsequently assigned to VIP Clay Holdings, LLC, VIP Clay Holdings, LLC timely exercised its option to purchase the Property for a total consideration of \$1,300,000.00, inclusive of a non-refundable \$125,000.00 deposit. An appraisal of said Property was obtained, and such consideration is equal to or in excess of the appraised value. Said property is not needed for County purposes.

Section 2. Environmental Review. 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 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 his 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. Sale Authorized. The County Executive is hereby authorized to transfer to VIP Clay Holdings, LLC said Property located in the Town of Clay for a total consideration of \$1,300,000.00. The County Executive is hereby authorized to execute agreements to further the intent of this local law.

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.

ADOPTED 3/4/2025



I hereby certify that the foregoing is a true and exact copy of  
the legislation duly adopted by the County Legislature of  
Onondaga County on the 4<sup>th</sup> day of March 2025.

A handwritten signature in blue ink, appearing to be "Jm", is written over a horizontal line.

Clerk, County Legislature