

**112735**

DATE: December 19, 2025  
TO: Board of Acquisition and Contract  
FROM: Marguerite Beirne  
Chief Information Officer

SUBJECT: Authority for the County of Westchester to amend license agreement IT-1606 with New York SMSA Limited Partnership, d/b/a Verizon Wireless, a New York limited partnership, by Cellco Partnership, its general partner, for the installation, operation and maintenance of telecommunications antennas and related equipment at the County Grasslands site in order to permit the modification of the equipment at the site.

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On May 5, 2022, your Honorable Board approved a resolution which authorized the County of Westchester (the "County"), acting by and through its Department of Information and Transportation, to enter into a license agreement (the "Agreement") with New York SMSA Limited Partnership d/b/a Verizon Wireless, a New York limited partnership, by Cellco Partnership, its general partner, ("Verizon") to grant Verizon a license to install, maintain and operate transmitting and receiving antennae, radio equipment and appurtenant infrastructure and equipment ("Equipment") at the County's radio communication tower ("Grasslands Radio Tower"), an equipment shelter and related facilities in a fence-enclosed compound (the "Grasslands Site") located within the confines of the County Penitentiary and Jail grounds at the Grasslands Reservation in Valhalla, New York. The County subsequently entered into the Agreement on July 28, 2022.

The term of the proposed Agreement commenced retroactively on November 1, 2017 for a five (5) year term to October 31, 2022, with two (2) automatic five (5) year renewals unless terminated sooner pursuant to the Agreement.

In the Agreement, Verizon agreed to pay the County an annual license fee of \$89,310.52 for the first year (November 1, 2017- October 31, 2018), \$96,589.30 for the second year (November 1, 2018- October 31, 2019) and, thereafter, the annual license fee shall increase annually by five percent (5%) including through the two (2) automatic five (5) year renewals. Verizon also agreed to reimburse the County for its electrical consumption at the Site.

At the time of execution of the Agreement, Verizon had ten antennas at the Site as set forth in Schedule "A-1-A" to the Agreement. The Agreement permitted Verizon to modify its current Equipment at the Site to nine antennas as set forth in Schedule "A-1-B" to the Agreement. Verizon never modified its Equipment to be in conformance in Schedule "A-1-B" and instead submitted an application to modify its Equipment to have twelve antennas and other related equipment at the Site.

Therefore, authority is now respectfully requested to enter into an amendment to the Agreement to permit Verizon to modify its Equipment at the Site to have twelve antennas and other related equipment at the Site.

Authorization is also requested to amend the agreement to require that Verizon ensure that all Equipment and work complies with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the State Energy Conservation Construction Code (collectively, the "Uniform Codes"), which are administrated and enforced by the County Building Code Enforcement Division. All permits required under the Uniform Codes shall be obtained from the County Building Code Enforcement Division through the County Code Enforcement representative prior to the installation of the Equipment and performance of work at the Site.

The goal and objective of the proposed Agreement is to effectively utilize otherwise unused space at the Grasslands Radio Tower and, thereby, increase the revenue available to the County.

This proposed Agreement is exempt from procurement pursuant to Section 3(b) of the Westchester County Procurement Policy and Procedures regarding leases, licenses and concessions.

Approval of the attached resolution by your Honorable Board is requested.

MB/ran  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 12/23/2025 - RAYMOND GUILKY, SECRETARY

## RESOLUTION

Upon a communication from the Chief Information Officer, be it hereby

**RESOLVED**, that the County of Westchester ("County"), acting by and through its Department of Information and Technology ("DOIT"), is authorized to amend its license agreement ("Agreement") with New York SMSA Limited Partnership d/b/a Verizon Wireless, a New York limited partnership, by Celco Partnership, its general partner, ("Verizon"), for the installation, maintenance and operation of transmitting and receiving antennae, radio equipment and appurtenant infrastructure and equipment ("Equipment") at the county radio communication tower (the "Grasslands Radio Tower"), an equipment shelter and related facilities in the fence-enclosed compound located within the confines of the County Penitentiary and Jail grounds at the Grasslands Reservation in Valhalla, New York (the "Grasslands Site") for a term to commence retroactively on November 1, 2017 for a five (5) year term to October 31, 2022, with two (2) automatic five (5) year renewals unless terminated sooner pursuant to the Agreement, to permit Verizon to modify its Equipment at the Site to twelve antennas and other related equipment; and be it further

**RESOLVED**, that the County is authorized to amend the Agreement to require Verizon ensure that all Equipment and work at the Site complies with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the State Energy Conservation Construction Code (collectively, the "Uniform Codes"), which are administrated and enforced by the County Building Code Enforcement Division, and all permits required under the Uniform Codes be obtained from the County Building Code Enforcement Division through the County Code Enforcement representative prior to the installation of the Equipment and performance of work at the Site; and be it further

**RESOLVED**, that except as otherwise expressly provided herein, all other terms and conditions of the Agreement shall remain in full force and effect; and be it further

**RESOLVED**, that the County Executive or his duly authorized designee is hereby authorized to execute and deliver any and all documents and to take all action necessary and appropriate to effectuate the purposes hereof.

Agreement Number:	IT-1606
Original Agreement:	\$2,184,727.18
This Amendment	\$ 0.00
<b>TOTAL</b>	<b>\$2,184,727.18</b>

Account to be  
Charged/Credited

Year	Fund	Dept	Major Program, Program & Phase, or Unit	Object / Sub Object	Trust Account or Bond Act	Dollars
						NA

Budget Funding Year(s): 2017-2032  
(must match resolution)

Start Date: November 1, 2017

End Date: December 27, 2032

Funding Source

\$ NA  
(must match resolution)

Tax Dollars: \_\_\_\_\_

State Aid: \_\_\_\_\_

Federal Aid: \_\_\_\_\_

Other: Revenue