

The Town of Fenton Town Board held a Special Meeting on Tuesday, November 29th, 2016, at 4:15 PM at the Fenton Town Hall, 44 Park Street, Port Crane, New York.

PRESENT:	Town Board Members	David Hamlin, Supervisor Gary Holcomb, Deputy Supervisor Michael Husar, Councilman Thomas Moss, Councilman
	Town Clerk	Melodie Bowersox
ABSENT:	Town Attorney	Albert Millus, Jr.
	Town Board Member	Richard Pray, Councilman

OTHERS PRESENT: Lee Hartman, Atty. Ken Kamlet

DLA – Hillcrest – Lee Hartman is in the process of closing on the purchase of approximately 50 acres of the DLA property in Hillcrest. Lee and his attorney, Ken Kamlet, met with the Town Board to discuss his proposed project for the site. Currently there is an eight ton weight limit on Hoyt Avenue, the access road to the property, and the property is zoned Residential B.

Lee's company is called 'Carrier Services Group'. He distributed pictures of his other facilities to the Town Board. He started the company in his basement in 2003 and bought his first 3000 sq. ft. warehouse shortly after. Lee's customers are mainly telecommunications companies such as AT&T, Verizon, Sprint, CenturyLink, Frontier, and Windstream. The main objective of his company is to do asset recovery for the telecom industry. When new technology comes out in the telecom industry, Carrier Services Group takes the old equipment, inventories it, and sells it off to other telephone carriers. It is all electronic related equipment. They typically buy buildings that are priced low, have been in bankruptcy, etc. and renovate them into usable space. They would renovate the Depot facility similar to the Berk warehouse with new steel siding on it, as noted in the pictures distributed. The warehouses are clean environments. The electronic equipment is brought in on conveyors, scanned into the database, wrapped and put in gaylords, and stacked on pallet racks.

Question and Answer Time – The Town Board asked Lee questions and he promptly responded with answers. Highlights of the Question and Answer Time are listed below:

- Mr. Pray was not able to attend the meeting and had a list of questions prepared in advance. One of his questions was: What would happen to the scrap electronics? Carrier Services Group holds several certifications: TL9000 Certification, ISO9000 Certification, and R2 Environmental Certification. The company is audited every year and if he fails the audit or loses his certifications, then he loses his business. There is basically zero waste in what the company does. Landfill type of materials are not dealt with. Most of the equipment is scanned in, goes to inventory, and is held for a specific amount of time. There is no reclamation or disposal of the surplus circuit boards in the

warehouses. The circuit boards are scanned, put in gaylords then a container and shipped overseas to a Japanese smelter to separate out the metals. There is nothing that they take apart and they are not involved with chemical products at all. If any of the equipment that comes in is not working, it is tagged and sent out to repair warehouses; they typically do not do repairs. However, one of Lee's big customers is Verizon and he has been working with Verizon on investment recovery for the telecom side which consists of taking their surplus assets in off resale for reclamation. One of the discussions with the wireless groups is whether the Carrier Services Group would like to bring a pilot into the Depot facility, as this could be a huge opportunity for them. This discussion included the possibility of warehousing for Verizon because they do receive a lot of brand new surplus equipment from them.

- Mr. Holcomb – Would tower equipment be brought in? Lee said that they do not deal with cell tower equipment. The majority of the equipment brought in is electronic circuit boards or frames with the electronic cards in them. Everything that comes in and out of the facilities are tracked. The only trash they have is cardboard which is sold back to the recyclers. There is no fluid waste. Lee noted later in the meeting that he does not want his warehouse looking like a junkyard.
- Mr. Moss – Does Verizon strip the equipment and bring it to you? Or do you go out? We do both. We take the equipment from their existing staging facilities. We have tech people who go out and do the actual decom and the telecom companies also bring the equipment to them. They are not an electronic reclamation facility although that is part of the process as they receive overflow material, but basically they bring material in to inventory then for resell to the repair houses, carriers, and the secondary market.
- Mr. Moss – Would you ever have an instance where one of your carriers might ship you a bunch of monitors? They do investment recovery for UPS at one of the facilities in Ohio on a small scale, but they do not stockpile computers and normally stay away from the computer side of electronics.
- Mr. Hamlin – How many employees do you have? They have 25-30 employees in their facilities. They are looking to have 30 employees in this facility. If the Verizon pilot were to go through, that could employ 50-100 people. Mr. Husar asked the pay for employees: Scanners pay \$10-15/hour, Shop Manager \$15-20/hour, General Manager and Site Manager \$75,000-\$100,000/year. Lee would probably start out with a General Manager, Field Manager, and five employees to begin with in this facility.
- Mr. Hamlin – What kind of truck traffic would be involved with the operation? Lee said that truck traffic just depends on the current activity but that they are lucky to have one truck per day; however, they could have days where they would have two or three. The trucks are not constantly coming and going, arriving mainly between the hours of 10 AM and 3 PM. The facility would only be open first shift. The majority of the activity is FedEx and UPS trucks. The trucks they have for their company are 25' box trucks. With the Depot being a central telecom location, they would be able to utilize their box trucks more frequently than they do in Ohio.

- Mr. Hamlin – What was your attraction to the Depot? Two reasons: affordable facility and in a central location (Verizon network is hovered around the area).
- Mr. Husar – Noise? No noise. You cannot hear the conveyors run. You will not even know Carrier Services Group is there. Atty. Ken Kamlet – How often do the trains go by on the rail lines? Mr. Moss replied three times/day. That is less than the number of times a tractor trailer would be making deliveries and a tractor trailer would be quieter than a train, Atty. Ken Kamlet replied.
- Mr. Husar – Would you ever utilize the rails? Lee said he did not know.

Atty. Ken Kamlet asked if there was any agreement with the Chenango Valley School District in regard to the locked gates. Mr. Husar served on the School Board in the past and said that the school did not want any traffic or access to the Depot property via the road because that is where the sports practice fields are located. Occasionally the road is used for major events such as football games. Mr. Holcomb wondered if the school would be open to allowing employee traffic on the road rather than truck traffic. Mr. Husar suggested that Lee contact Senator Chuck Schumer and/or Chenango Valley Superintendent of Schools David Gill about access through the high school property.

The next step would be for the project to be presented to the Planning Board which meets on December 20th, 2016, at 7 PM. The Planning Board will review it as a 'change of use' but have to reject it due to the zoning issue and weight limit on the road; they will refer the project back to the Town Board. The Town Board would then hold a Public Hearing to change the zoning to Limited Industrial and to change the weight limit on the road. Town Clerk Melodie Bowersox suggested submitting the site plan to Assistant Town Engineer Rick Armstrong prior to the December 20th Planning Board Meeting so that he could prepare and submit the 239 Review to the County.

At 5:09 PM, Mr. Hamlin adjourned the meeting.

Melodie A. Bowersox, Town Clerk