

## Boston Road Farms, LLC

---

### Zoning and Uses

All parcels are zoned “Agriculture” allowing for a multitude of uses—those thought of as traditional agriculture use (dairy farm, horse farm, food/crop experimentation site, etc.) and those uses now thought of as the “new agriculture” and alternative energy (hydroponics farm, biomass, biodiesel and co-generation, etc.).

Several types of operations may be able to coexist on the subject property based on the size and compatibility of the ventures and the ultimate disposition of the component pieces. Eco-Industrial Cluster parks with appropriate theme-driven symbiotic industries—resource recovery, agro-based and or renewable energy make this property a prime candidate for those innovative business related-ventures.

A fully-sustainable waste-to-energy plant could produce electricity year-round, and in the winter capture excess heat to reduce overall utility expense. A scrubber could be used to capture fly-ash from the exhaust stacks to supply an adjacent and prospective dry-wall or cement plant, which would reduce the need to transport raw materials to reduce the transportation carbon footprint.

The Central New York area has innovative research in alternative fuels and operational bio-mass, bio-diesel plants; ethanol and co-generation facilities; and several wind-farms.

Innovative and cutting-edge research and technology for food and energy utilizing green houses and aquaculture fish farms is occurring less than 20 miles from this site. Central New York is home to the “Equine Alley” where some of the top national educational institutions, riding facilities and professional expertise is located (Cornell, Colgate, Syracuse University, SUNY Environmental School of Forestry, Cazenovia College, and Morrisville State College).

The parcel on Route 5 and 13 has the size, location and zoning for some business/commercial applications on the frontage and possibly a single-family housing development on the northern quadrant. Land on Route 5 and 13 is adjacent to property that is zoned Industrial. Additional uses on the property include hunting, fishing and relevant out-door sport and activity venues.

