Town of Oneonta
TOWN BOARD
Special Meeting
December 09, 2025
06:00PM

The special meeting of the Oneonta Town Board was held on December 09, 2025, with the following members present:

Interim Supervisor:	Brett D. Holleran	(BDH)
Town Board Member:	Patricia Riddell Kent	(PRK)
Town Board Member:	Kim Fierke	(KF)
Town Board Member:	Joseph M. Camarata	(JMC)

Others present: Ryan F. Pereira, Town Clerk; Hyde Clark, Attorney to the Town; Larry Harrison; Tirusha Dave; Prashanth Gorantala; Marie Lusins; Deborah Chicorelli; Alex Fisher; Katie Huntington; Everett Pondolfino; David Koehn; Ericka Ericson; Teresa DeSantis; Mary A. Powell; Rose Anne Pirone; Amy Galowitz; Solvei Blue; Alexandria Duncan; Amanda Scimeca.
(see attached)

Meeting called to order at 06:00 PM

Following the Pledge of Allegiance; the floor was opened for the express purpose of allowing zoning amendment applicants, Tirusha Dave and Prashanth Gorantala of Eco-Yotta, Inc., to present to the Oneonta Town Board.

The applicants seek to change zoning from RA-40 to PDD/B, the property located at 357 Co Hwy 9, Tax ID#298.00-2- 15.02.

This was be a public information meeting; and while the public was encouraged to attend, the meeting was closed to public comment.

Applicant's statements and presentation (see attached).

Meeting adjourned at 08:15 PM

Opening statement: Good evening, members of the Town Board.

Thank you for giving us the opportunity to present our business plan and to speak directly with you tonight.

We have a simple and sincere vision: to build a modern agricultural project that supports local farming, creates jobs, collaborates with SUNY and local schools, and contributes to the long-term economic health of this community.

Our goal has been to be good neighbors and active partners. We chose Oneonta because we believed this was a town that valued innovation, education, sustainability, and small business development.

Over the last several months, however, there has been a great deal of misunderstanding about our project. Tonight, our hope is to clarify those concerns with facts, transparency, and a detailed business plan that reflects months of technical work, community planning, agricultural research, and consultation with experts.

This project is an agricultural research and production initiative. We use modern, sustainable hydroponic systems in heated barns and greenhouses, and we reinvest captured heat to reduce energy waste. This approach is not new; it is a growing model across the country, and New York State is actively encouraging precisely this kind of agricultural innovation.

What we are presenting here tonight is not a threat to the rural character of the town, but an opportunity:

- An opportunity to diversify local agriculture.
- An opportunity to establish partnerships with SUNY departments and create internships for local students.
- An opportunity to generate local jobs and economic activity.
- And an opportunity for Oneonta to be a leader in sustainable, technology-enabled farming.

We know there have been strong opinions, and at times strong emotions, around our proposal. We ask only that our project be evaluated on the merits of the work we have done, the facts we are providing, and the benefits we can bring—not on misinformation or assumptions.

We are here tonight in good faith, with respect for this Board and this community, and with a willingness to answer every question asked of us from the Board.

We want to move forward collaboratively, transparently, and constructively.

Thank you for the opportunity to speak. We look forward to presenting our plan and addressing your questions.

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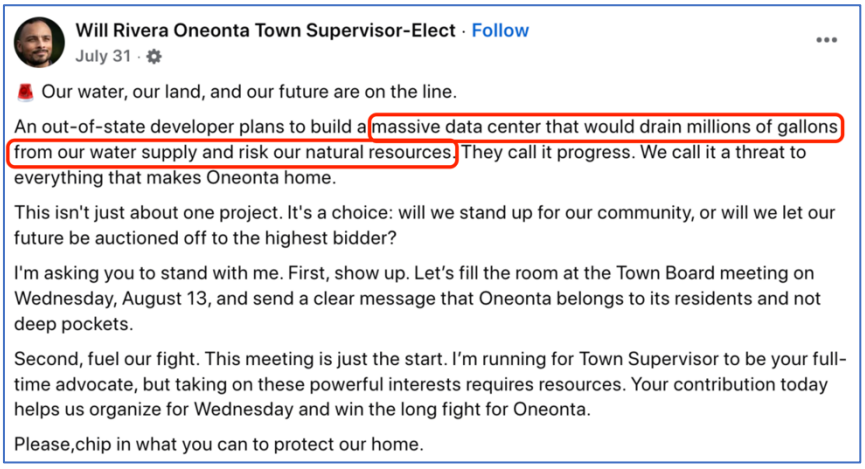
Closing statement: Thank you again for your time, your attention, and your questions this evening.

Before I conclude, I feel it is important to address a serious concern that goes beyond our project and speaks directly to the fairness and integrity of this process.



Will Rivera Oneonta Town Supervisor-Elect · Follow
July 31 ·

Our water, our land, and our future are on the line.

An out-of-state developer plans to build a massive data center that would drain millions of gallons from our water supply and risk our natural resources. They call it progress. We call it a threat to everything that makes Oneonta home.

This isn't just about one project. It's a choice: will we stand up for our community, or will we let our future be auctioned off to the highest bidder?

I'm asking you to stand with me. First, show up. Let's fill the room at the Town Board meeting on Wednesday, August 13, and send a clear message that Oneonta belongs to its residents and not deep pockets.

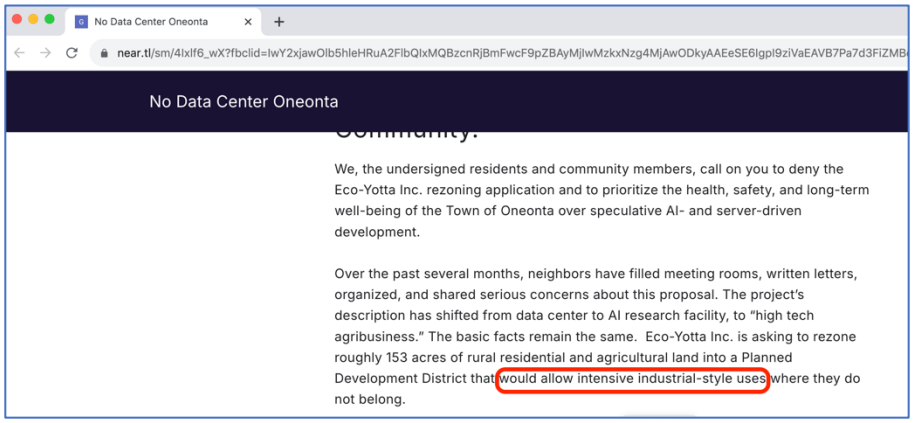
Second, fuel our fight. This meeting is just the start. I'm running for Town Supervisor to be your full-time advocate, but taking on these powerful interests requires resources. Your contribution today helps us organize for Wednesday and win the long fight for Oneonta.

Please,chip in what you can to protect our home.

Unfortunately, despite months of public discussion, misinformation continues to be circulated in the community — including by individuals who will soon be in positions of public leadership.

Our current supervisor-elect, who has attended multiple Town Board meetings where hydroponics was discussed, has continued to publicly characterize our proposal as a "massive data center."

In addition, a petition circulating by Georgia Smith includes statements that are not only inaccurate, but inflammatory.

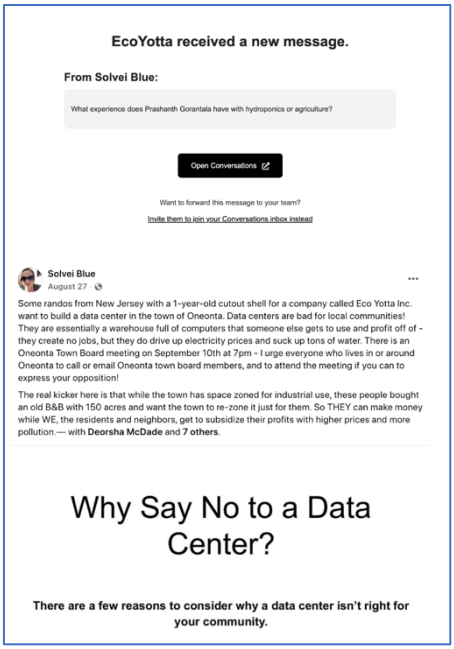


It claims that our PDD request would allow, quote, "intensive industrial-style uses where they do not belong."

The current interim Town Supervisor has already publicly confirmed that industrial uses cannot be permitted within a PDD zone, making that claim objectively false.

Her petition also states, "The applicant has not demonstrated sufficient experience."

Experience, however, is not a fixed credential — it is built through hard work, capability, and determination. Every person, in every profession, began their first job without experience. Expertise grows over time, through dedication and immersion in the work you are passionate about. This has led to the public continually harassing us with messages such as the enclosed image.



Further, a flyer circulated about a meeting regarding our project claimed that "the West Oneonta location would use 3 million kilowatts" (that's 3 gigawatts) "of electricity each year, pushing utility prices higher for everyone in the area." We already mentioned in our presentation that our accessory is capped at 70 kW.

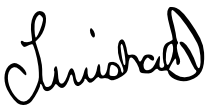
This is not even misinformation — it is a complete fabrication and intentionally worded to alarm residents. These types of statements matter. They shape public perception through fear rather than facts. They fracture community trust. And they undermine the integrity of the review process that every applicant deserves.

Despite these challenges, we remain committed to transparency, to answering questions, and to working constructively with this Board and this community. We only ask that our application be judged fairly — based on evidence, truth, and the real benefits we bring to Oneonta, not on fear or misrepresentation.

We believe in this project.
We believe in sustainable agriculture.
And we believe that Oneonta deserves accurate information and a fair, honest process.

Thank you again for your time and consideration.

I will be emailing Town Clerk Ryan to formally submit tonight's statement, and the relevant social media posts to be entered into the official minutes of this meeting.

Signed:  , December 9, 2025

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December 9, 2025

Via Email
Town of Oneonta Town Board
Brett D. Holleran, Interim Town Supervisor
Patricia Riddell Kent
Kim Fierke
Joe Camarata
clerk@townofoneonta.org

Re: Eco-Yotta, Inc.
Application for Planning Development District (PDD)
357 County Highway 9, Oneonta, New York

Dear Supervisor Holleran and Members of the Town Board:

As you are aware, this firm represents Eco-Yotta, Inc. (the "Applicant") in connection with their application to the Town of Oneonta (the "Town") Town Board (the "Town Board") to rezone property located at 357 County Highway 9, Tax Map Parcel No. 298.00-2-15.02 (the "Property"), to a Planned Development District ("PDD") (the "Application") for use as an agricultural research business (the "Project ").

On August 8, 2025, we submitted a letter to the Town Board raising concerns with the significant level of misinformation being spread about the Project and the apparent effect it has had on the Town Board's review and consideration of the Application. Since that time, at the direction of the Town Supervisor and counsel to the Town Board, the Applicant submitted a revised Application narrative and, at the request of the Town Board, although not required under New York Town Law or the Town of Oneonta Code, now submits the attached Business Plan for the Project. See **Attachment A**. Despite the additional information provided to the Town, including the presentation before the Town Board at the October 8, 2025 meeting and follow up presentation at the November 12, 2025 meeting, the record (including statements submitting to the Town by the Applicants) clearly demonstrates, at the very least, the Application is not being reviewed or considered in compliance with New York State Law or Town Code. For example:

- The Town has not responded to the Applicant's information requests submitted to the Town under New York Freedom of Information Law ("FOIL"). For example, on September 11, 2025, our firm submitted a FOIL request seeking certain documents relating to a moratorium discussed at the September 10, 2025 Town Board meeting. Under FOIL, the Town Board was required to respond within twenty (20) days – i.e., October 1, 2025. To date, the Town Board has still not provided any response to our FOIL request. On November 17, 2025, the Applicant submitted a separate and additional FOIL request to the Town. Under FOIL, the Town had until December 7, 2025 to respond to the FOIL request. To date, the Town has still not provided any response to the Applicant's FOIL request. The Town Board's failure to provide a response to these FOIL requests is a violation of New York Public Officers' Law. On November 17, 2025, the Applicant

- At the October 8, 2025 Town Board meeting, following the Applicant's presentation, the Town Board, on the record, advised that it would be providing the Applicant with follow up questions about the Application in writing and, further, that several Town Board members were interested in holding a site visit to learn more about the Project, and adjourned the meeting accordingly. Despite this statement, the Town Board never provided a single question in writing to the Applicant nor responded to the Applicant's follow up requests to schedule a site visit. Instead, the Town Board, without notice to the Applicant, referred the Application to the Planning Board for recommendation pursuant to Town of Oneonta Code (the "Town Code") § 103-41. Under Town Code, the Planning Board was ***required*** enter its reasons for such action in its records and transmit its findings by resolution to the Town Board.

  At the November 12, 2025 Town Board meeting, the Town Board acknowledged that the Planning Board had recommended against approval of the Application. At that meeting we asked for a copy of the Planning Board's findings, to which we were told there were no written findings. The Applicant subsequently followed up with a FOIL request which to date has gone unanswered. The Planning Board's failure to enter its findings into the record and transmit such findings to the Town Board by resolution is a violation of Town Code.

- The Town Board continues to fail to keep meeting minutes that accurately reflect the meetings at which the Application is discussed.

We hope that the Town acts within its authority to address these issues and continues its review of the Application in a fair and unbiased manner, based on the Project facts, and in compliance with all applicable state and local laws.

Sincerely,

/s/ *T.J. Ruane*

T.J. Ruane, Esq.

cc: E. Hyde Clarke, Esq. (hclarke@youngsommer.org)

Enclosure

Attachment A

EcoYotta Inc
Business Plan

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

EcoYotta is a hydroponic agriculture, applied research, and workforce development campus that repurposes an existing barn and 5-bedroom house into a year-round controlled-environment agriculture (CEA) facility, supported by an accessory AI/IT research hub. The project is designed to produce reliable, pesticide-free produce in all seasons while creating local jobs, student internships, and new tax revenue—without changing the rural character or creating negligible off-site impacts.

EcoYotta's differentiator is a bounded energy-cascading system: electricity used for farm operations and research computing produces recoverable heat, which is captured and reused for space heating and other low-temperature processes. This approach is intended to reduce winter operating costs, limit reliance on fossil fuels, and demonstrate a practical model of multi-stage energy efficiency.

EcoYotta's partnership with SUNY Oneonta supported by a Memorandum of Understanding (MOU) includes collaboration with faculty members specializing in agricultural sustainability, AI data science, and renewable energy, providing access to academic expertise and research facilities that will foster innovation and support the facility's operations.

The campus is structured to serve as a regional center for:

- Applied research and student internships
- Sustainable agriculture and controlled-environment growing
- Clean-energy and heat-reuse innovation
- IT, AI, and application development
- Workforce development and entrepreneurship

The integrated campus includes:

- A climate-controlled hydroponic farm for year-round production
- A immersion-cooled AI server cluster with heat recovery (as a capped, accessory use supporting farm operations and research)
- Hydronic/radiant-floor heating supported by recovered heat
- A dehydration loft that utilizes naturally rising warm air within the barn
- Phased solar expansion (targeting ~100 kW increments) supported through investor or third-party PPAs
- High-speed internet connectivity (Spectrum) to enable research, monitoring, and digital workforce training
- Use of the on-site house for offices, meetings, training, and student innovation space

By combining agriculture, research computing, and energy reuse within an adaptive-reuse footprint, EcoYotta is positioned to deliver measurable public benefits—local food supply, skilled employment, internships, and clean-energy demonstration—while maintaining minimal visual, traffic, noise, and environmental impact.

2.PROJECT AT A GLANCE

Item	Year 1–2	Year 5+
Total Capital Investment	$2.8M – $3.71M	$4.5M+
Direct Permanent Jobs	5–15	22–28
Student Internships / Year	20–30	100+
Solar Installed	100 kW → 500 kW	1 MW+ possible
Annual CO_2 Avoided	380 tons	1,100+ tons
Energy Re-Use Multiplier	2.7 – 3.1×	
Electricity	150 - 300 KW	
Payback	4.8 - 6.4 years	

3. WHY THIS PROJECT BENEFITS THE TOWN OF ONEONTA

- **Economic Revitalization:** Transforms a passive agricultural property into a high-value commercial tax generator without requiring new municipal infrastructure (water/sewer).
- **Workforce Development:** Creates 5-15 permanent high-skill jobs and 20+ annual internships, keeping SUNY graduates in the region.
- **Infrastructure Improvement:** Facilitates the extension of high-speed fiber optic internet to an underserved corridor, benefiting neighboring properties.
- **Community Resilience:** Provides a year-round supply of fresh, local produce, improving regional food security independent of long-haul supply chains.
- **Minimal Impact:** The project utilizes an existing footprint. Traffic impact is negligible (< 25-30 added trips/day), there is zero light spill, and the rural aesthetic is maintained.

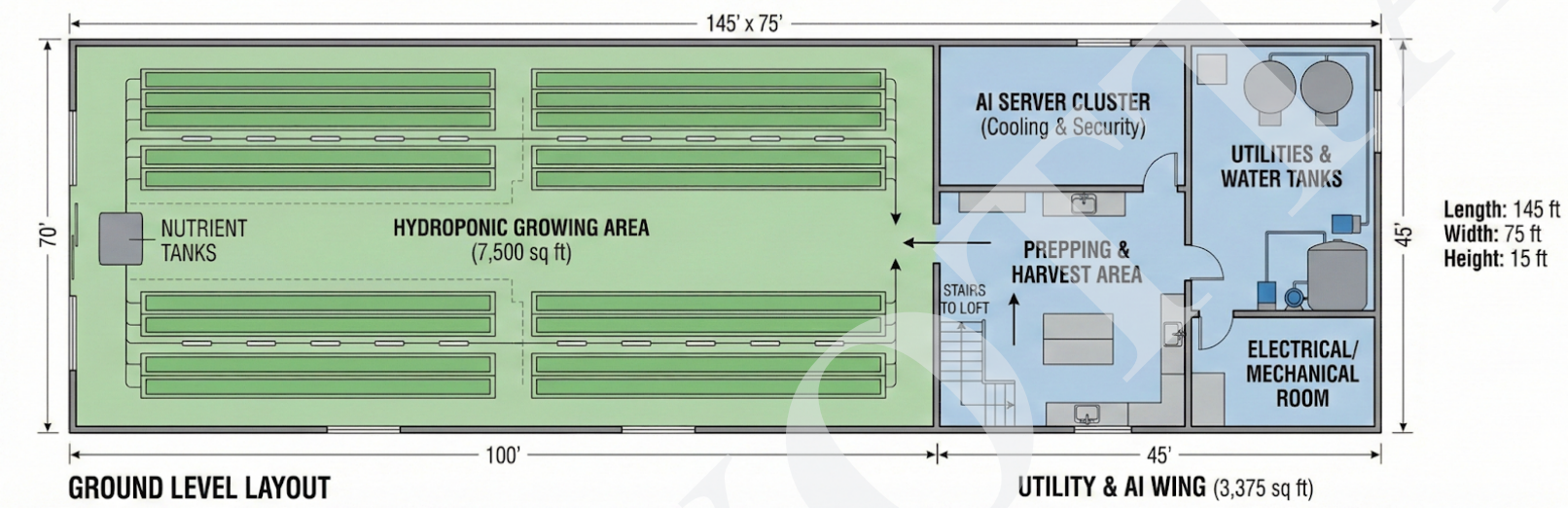
Standard RA-40 zoning is designed for traditional, land-extensive agriculture and does not anticipate the integrated co-location of high-density compute infrastructure within a Controlled Environment Agriculture facility. A Planned Development District (PDD) is necessary to allow this unique, beneficial mixed-use synergy under strict site plan controls, ensuring the project remains visually agricultural while delivering the economic and educational benefits of a modern ag-tech hub

3A. PDD JUSTIFICATION

Category	Public Benefit Provided	How This Benefit Supports The Town of Oneonta Goals
Economic Development	Creation of 5–15 high-skill jobs (IT, agriculture, operations)	Expands local tax base, supports long-term employment, attracts technical talent
Property Tax Revenue	Project generates local taxes (property + solar PILOT + business activity)	Supports municipal services while requiring no additional town infrastructure
Education & Workforce Development	Formal collaborations with SUNY Oneonta; internships, research, and workforce training	Aligns with goals of strengthening town–university partnerships
Environmental Sustainability	Closed-loop heat reuse, hydroponics, dehydration using waste heat, and 100 kW solar expansion	Reduces carbon footprint, demonstrates scalable renewable-energy agriculture
Broadband & Technology Infrastructure	High-speed fiber from Spectrum benefiting the facility and future community connectivity	Supports the Town's digital expansion goals and enhances rural broadband resilience
Local Food Security	Year-round supply of pesticide-free greens and dehydrated produce, reducing dependency on imports	Supports local food system resilience and reduces transportation emissions
Low Environmental Impact	No change in impervious coverage and no municipal sewer/water demand	Protects watershed, preserves rural character, enhances stormwater absorption
Land Preservation	Active use of only existing structures of the 153-acre property; remainder stays agricultural/forested	Avoids subdivision or dense development; aligns with RA-40 preservation goals
Energy Innovation Demonstration Site	First-of-its-kind AI + Agriculture research center in Upstate NY	Positions Oneonta as a clean-tech leader; supports NYS sustainability objectives
Community Engagement	Workshops, tech-innovation hub, student projects, and open-house educational tours	Strengthens town–resident engagement with sustainable technology

4. THE ECOYOTTA ENERGY CASCADING SYSTEM

Further explanation and supporting documentation relating to the Energy Cascading System are proprietary in nature and will be provided to Town Board members upon request, subject to the prior execution of mutually agreeable confidentiality protections.



4.1 Hydroponics Power Demand

Lighting intensity varies by crop and system configuration (single layer vs tiered/tower). Our planning load assumes a blended range across crop mix and tiers.

Typical load:

- LED Grow Lights: 20–80 W per sq ft of grow area
- Pumps & circulation: 5–7 kW
- Controls, sensors, climate systems: 8–12 kW
- Total: 100–250 kW (peak) depending on crops

4.2 AI Server Power Demand

- Peak: 70 kW
- Dynamic load based on research tasks
- Immersion cooling reduces cooling energy usage by 30–40%

4.3 Radiant Floor Heating

- Uses server-generated hot water
- Replaces traditional fossil-fuel heat
- Reduces winter heating cost 60–70%

4.4 Dehydration System

- Utilizes naturally rising warm air
- Reduces energy needs for drying crops 10–15%

4.5 Energy Cascading System (Efficient Multi-Use)

Further explanation and supporting documentation relating to the Energy Cascading System (Efficient Multi-Use) are proprietary in nature and will be provided to Town Board members upon request, subject to the prior execution of mutually agreeable confidentiality protections.

5. Facility Overview & Infrastructure

5.1 Barn Structure & Insulation

- Size: 144 ft × 70 ft (10,080 sq ft)
- Height: ~14 ft
- Walls: R-40 insulation
- Roof: R-60 insulation
- Triangle roof structure maximizing warm-air recovery
- Creates stable conditions for controlled environment hydroponics

5.2 Hydroponics

- Grow area: ~7,500 sq ft
- Canopy : depends on the model and plants

5.3 AI Cluster & Waste Heat Utilization

A 70 kW (Peak) AI compute cluster in ~800 sq ft sealed immersion-cooled room will support:

- AI vision for hydroponic monitoring
- App development
- SUNY research workloads
- IT Innovation Hub operations
- Agricultural climate modeling

Immersion cooling + heat exchangers convert heat into low-grade hot water. This water circulates through radiant floor heating, drastically reducing heating expenses.

5.4 Dehydration Loft

Located above the AI cluster ~1000 sq ft:

- Captures hot air rising at barn ceiling
- Used for produce dehydration
- Eliminates standalone electric dehydrators
- Increases energy utilization efficiency by 10–15%

5.5 On-Site House & IT Innovation Hub (~ 5800 sq ft)

The property includes a 5-bedroom home configured as:

- Offices
- Conference and workshop rooms
- Startup/innovation center
- Student internship spaces
- Meeting space for educational institutes/partners

6. SUSTAINABLE HYDROPONIC AGRICULTURE PLAN

6.1 Overview

The core economic driver of the EcoYotta campus is a high-performance Controlled Environment Agriculture (CEA) facility designed for year-round production of premium, pesticide-free leafy greens and herbs.

Operational Footprint & Methodology: Utilizing the retrofitted barn's gross hydroponics floor area of 7,500 sq. ft., designed with approximately 70% net usable canopy 5,250 sq ft (allowing necessary space for aisles, infrastructure, nutrient reservoirs, and harvesting workstations).

The facility employs sophisticated hydroponic methods integrated with AI-driven climate monitoring. By controlling temperature, humidity, light spectra, and nutrient delivery precisely, the facility achieves consistent, high-quality yields independent of weather conditions, without the use of pesticides.

6.2 Crop Selection & Rationale

Primary crops were chosen for a combination of strong local demand, short crop cycles, high gross margin, and proven suitability for the Northeast institutional and restaurant markets:

Crop	% of Grow Area	Crop Cycle	Annual Harvests	Reason Selected
Living butter lettuce & salad mixes	~40 %	35–42 days	9–10	Highest volume demand from educational institutes dining
Baby kale & arugula	~20 %	28–35 days	10–12	Popular with local chefs; good shelf life
Genovese basil / Herbs	~20 %	28–35 days	10–12	Highest $/lb of culinary herbs
Specialty microgreens	~20 %	10–18 days	20–30	Highest $/sq ft; strong retail/dehydrated potential

6.3 Production & Revenue Projections

Projections are intentionally conservative and are based on:

- 5,250 sq ft of usable grow area
- Documented Northeast hydroponic yields (MU Extension, Cornell CEA program, ZipGrow data)
- Actual 2024–2025 wholesale and institutional pricing in Upstate New York
- 94–96 % sell-through rate (achievable with AI monitoring and pre-sold contracts)

Table 1: Annual Revenue Scenarios (Years 1–5)

Scenario	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Worst-Case	$115,763	$180,075	$231,525	$244,388	$257,250
Conservative / Base Case	$205,013	$298,200	$372,750	$383,933	$391,388
Optimistic / AI-Enhanced	$292,950	$439,425	$537,075	$561,488	$585,900

Table 2: Revenue per Net Square Foot of Canopy (Efficiency Metric)

Scenario	Year 1	Year 2	Year 3	Year 4	Year 5
Worst-Case	$22.05	$34.30	$44.10	$46.55	$49.00
Conservative / Base Case	$39.05	$56.80	$71.00	$73.13	$74.55
Optimistic / AI-Enhanced	$55.80	$83.70	$102.30	$106.95	$111.60

Scenario Assumptions:
1) Worst-Case Scenario (Commissioning friction + slower market traction)

Concept: Significant learning curve, biological setbacks (pests/climate control issues), and heavy reliance on lower-margin wholesale channels.

Assumptions

- Ramp-up: Very slow. Operating at only 30% efficiency in Year 1, taking 4 years to reach full stabilization.
- Sell-through: Low (~75–80%) due to lower quality product or poor sales channel management.
- Pricing: Blended price suffers due to inability to access premium restaurant/retail markets.
- One to two crop disruption events and/or staffing turnover
- Tiering/racking expansion delayed (effective canopy ramps more slowly)

Result: project remains viable but scales cautiously; margins compressed until consistency improves.

2) Conservative / Base Case (Realistic Target)

Concept: The most likely outcome. Good execution of the business plan, achieving industry-standard yields for the defined crop mix.

Assumptions

- Sell-through: Solid (~90%). The high-demand crop mix moves consistently.
- Ramp-up: Standard. Year 1 at 45% capacity, Year 2 at 80%, stabilizing in Year 3.
- Optimization curve 12–18 months (stable SOPs + reliable scheduling)
- Tiering ramps responsibly (e.g., Year 1 ~1.2 avg tiers, Year 2 ~1.7, Year 3 ~2.0)
- Institutional channels (SUNY and similar) phase in steadily

Result: stable Year-3 performance with repeatable output, diversified buyers, and predictable weekly revenue.

3) Optimistic / AI-Enhanced Case (Faster learning + stronger demand pull)

Concept: Flawless execution. The AI climate and vision systems accelerate the learning curve drastically, and the sales team successfully targets premium buyers for the herbs and microgreens.

Assumptions

- Ramp-up: Accelerated. Year 1 hits 60% capacity, nearly stabilized by Year 2
- 93–97% sell-through (better forecasting + tighter crop zoning.
- Faster optimization (<12 months) through data-driven operations
- Tiering reaches target sooner and is better utilized
- Pricing: Blended price is high due to heavy shift toward premium retail packaging and high-end restaurant accounts for the 40% high-value crop allocation.
- Dehydrated retail products (e.g., basil herbs, kale chips) gain traction with predictable reorder rates

Result: top-tier performance for the region at this footprint—achievable only with strong execution and consistent demand.

6.4 Diversified Sales Channels & Distribution

To ensure financial resilience, EcoYotta will not rely on a single buyer type. Our diversified sales strategy targets a blended mix of wholesale volume and high-margin direct sales:

- 40% Local Restaurants & Grocers: Direct sales of premium, ultra-fresh produce commanding higher wholesale pricing.
- 25% Regional Distributors: Ensuring consistent volume movement of staple greens.
- 20% Dining Services: Meeting institutional demand for hyper-local, sustainable food.
- 15% Dehydrated Retail Products: Utilizing the on-site dehydration loft to create shelf-stable, value-added products from surplus yield.

7. AI RESEARCH & IT INNOVATION HUB

The compute cluster 70 kW (peak) immersion-cooled is an accessory supporting SUNY research, private AI workloads, and student start-ups. Heat 100% recovered into a cascading system. House configured as offices, conference rooms, and prototyping lab.

The hub serves as the technological brain of the operation and a community resource:

- Research: Providing compute power for SUNY projects modeling, agricultural data science, and AI application development.
- Incubation: Offering resources and mentorship for student-led tech startups.
- Operations: Running the AI vision systems that monitor plant health, optimizing harvest timing and reducing waste.

What it is:

- SUNY-supported applied research workloads
- computer vision for crop monitoring and operations optimization
- student learning/workforce development projects
- limited commercial compute contracts only to support the facility's economics

What it is not:

- a public wholesale colocation data center
- crypto mining

8. PHASED RENEWABLE ENERGY & COMMUNITY SOLAR PPA STRATEGY

All electricity for the EcoYotta campus will eventually be supplied by solar generation. The project will be built in manageable 100–150 kW phases so that construction can be 100 % privately financed by local investors and community members through long-term Power Purchase Agreements (PPAs). No Town funds or guarantees are requested.

Phased Expansion

- 100 kW solar installation every year
- Scalable based on budget and facility growth
- Rooftop + ground-mounted options

Power Purchase Agreements (PPAs)
Local investors may:

- Fund each 100 kW solar block
- Receive bill credits on their monthly utility bill through a Community Solar subscription model.
- Support a community renewable-energy project

Creates a local, community investor ecosystem around renewable energy.

9. High-Speed Internet Integration

EcoYotta has engaged Spectrum Enterprise to extend high-speed fiber optic infrastructure to the project site. This investment in digital infrastructure is a prerequisite for the facility's advanced operations but also delivers a substantial secondary benefit to the surrounding area.

- High-speed fiber
- Low-latency connections
- Bandwidth for SUNY research
- Improved local broadband capabilities
- Support for remote monitoring & app development

Beyond EcoYotta's operations, broadband investment strengthens broader community outcomes by supporting:

- Tech incubation and entrepreneurship activities hosted through the innovation hub
- Expanded capacity for student projects and workforce training in IT and applied AI
- Enhanced rural connectivity that can contribute to community digital access over time, subject to provider build-out and infrastructure feasibility

10. Market Research, Strategic Need & Competitive Edge

EcoYotta is strategically positioned at the convergence of three powerful market trends: the rapid expansion of Controlled Environment Agriculture (CEA), increasing consumer demand for hyper-local, pesticide-free food, and the imperative for energy-efficient industrial design.

10.1 Robust Growth in Hydroponics & Indoor Farming

The market for indoor-grown produce is experiencing significant, sustained growth, driven by the need for reliable, climate-resilient food systems.

- **U.S. Hydroponics Market:** Valued at approximately $506 million in 2023, this sector is forecast to grow at a Compound Annual Growth Rate (CAGR) of ~10.7% through 2030. *(Source: Grand View Research, 2023)*.

- **North American Indoor Farming:** The broader indoor farming market on the continent is projected to expand from $8.7 billion in 2025 to $12.3 billion by 2030, representing a CAGR of nearly 11%. *(Source: Mordor Intelligence, 2025 Market Study)*.

Strategic Implication: These double-digit growth rates indicate that EcoYotta is entering a high-demand growth sector, not a niche market. The industry is rapidly maturing from experimental to essential infrastructure.

10.2 The Shift to Local & Pesticide-Free Produce

Consumer preferences have decisively shifted towards transparency, health, and sustainability in food sourcing.

- **Organic Market Growth:** U.S. sales of certified organic products reached a record $71.6 billion in 2024, growing at 5.2%—more than double the rate of the overall food market. *(Source: Organic Trade Association, 2025 Report)*.

- **The Local Advantage:** Institutions, restaurants, and consumers are increasingly willing to pay a premium for produce that is certified pesticide-free and grown locally, offering superior freshness, longer shelf life, and lower transportation emissions compared to long-haul imports.

Strategic Implication: EcoYotta's core product—fresh, pesticide-free greens grown within miles of the consumer—aligns perfectly with this dominant market shift, securing a strong value proposition over conventional produce trucked in from thousands of miles away.

10.3 Addressing a Critical Regional Supply Gap

The Northeast region, including Oneonta, is heavily reliant on imported leafy greens during colder months, creating supply chain vulnerabilities and quality inconsistency.

- Year-Round Reliability: By utilizing climate-controlled indoor farming, EcoYotta breaks free from seasonal limitations, providing a consistent, high-quality supply of fresh produce 365 days a year.

- Competitive Edge: This reliability is a major differentiator for institutional buyers and regional distributors, who value consistency and proximity above all else.

10.4 Technological Leadership & Efficiency

The indoor farming technology market itself is projected to nearly double to $42.6 billion by 2030, reflecting a massive industry-wide push towards efficiency. *(Source: Strategic Market Research)*.

- The EcoYotta Model: Our facility is designed at the forefront of this trend. By integrating high-density vertical growing, AI-driven climate optimization, and our proprietary waste-heat energy cascading system, EcoYotta directly addresses the industry's biggest challenge: high energy costs.

- Strategic Implication: This technologically advanced, energy-efficient design gives EcoYotta a durable competitive advantage and lower operating costs compared to legacy indoor farms dependent on fossil fuels.

10.5 Summary Rationale

EcoYotta is not a speculative venture; it is a timely infrastructure project designed to meet proven, growing demand. By locating a technologically advanced food production facility in an underserved regional market, EcoYotta secures a first-mover advantage and establishes a resilient, diversified business model built for long-term success.

EcoYotta integrates clean food production, AI research, and workforce development into a single low-impact facility, delivering a clear competitive advantage in three converging high-growth markets.

By solving energy cost (the primary barrier to profitable indoor farming) while located a few miles from a university that needs exactly these training opportunities, EcoYotta creates a durable moat no conventional greenhouse or standalone data center can match.

11. HYDROPONIC & PROCESS WASTEWATER MANAGEMENT – ZERO OFF-SITE DISCHARGE

EcoYotta is designed from the ground up for full containment and reuse. Designed as a closed-loop system; any residuals will be managed in compliance with applicable NYSDEC and health requirements, with a holding/haul contingency if ever needed.

Waste Stream	Management Method	Final Disposition
Nutrient solution	98 %+ recirculating system; AI-monitored	Spent solution treated on-site and used as liquid fertilizer for local farms (NYSDEC Part 360 compliant)
Plant roots & crop residue	Collected after every harvest	On-site composting or delivered to cooperating local farms
Produce wash water	Multi-stage sediment + carbon filtration	Reused for floor cleaning and irrigation of non-edible landscape plants
Packaging & solid waste	Recyclable clamshells + compostable bags only	Sorted on-site; picked up by existing Town/County recycling streams

12. PROJECT TIMELINE & PHASING

Phase	Timeline	Key Milestones
Phase 1 – Retrofit	Q1–Q3 2026	Insulation, radiant floor, hydroponics
Phase 2 – AI + First Solar	Q3 2026–Q1 2027	AI cluster online, 100 kW solar
Phase 3 – On-site module + Solar 2	Q2–Q4 2027	Clean-power module, second 100 kW solar
Annual solar additions	2027 onward	+100 kW/year

13. FINANCIAL PLAN

13.1 Capital Expenditure

Item	Low	High
Barn retrofit + radiant floor	$500k	$650k
Hydroponic system	$450k	$600k
70 kW AI cluster (immersion)	$800 K	$1.1M
First 100 kW solar	$300k	$400k
Electrical + fiber + clean-power module	$200k	$260k
Dehydration loft + IT fit-out	$150k	$200k
Contingency & soft costs	$400k	$500k
Total CapEx	$2.8M	$3.71M

13.2 Operating Expenditure (OpEx)

Component	Annual Cost
Electricity (after 100 kW solar offset)	$70k – $100k
Nutrients, seeds, consumables	$60k – $90k
Hydroponics technicians (1–3 staff)	$100k – $200k
AI/Data center engineer (part-time/full-time)	$60k – $160k
General farm/tech assistant	$40k – $80k
Server maintenance, software contracts	$30k – $60k
Broadband & IT	$15k – $25k
Insurance, licenses, compliance	$40k – $80k
Marketing, office, repairs, misc	$35k – $50k
Total Annual OpEx	$450k – $845k

13.3 Revenue Streams & ROI

1) Added Revenue Assumptions (Dehydration + AI Compute + Hydroponics Base Canopy) — Years in Columns

Dehydration / Value-Add Revenue (annual)

Scenario	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Worst-Case	$0	$10,000	$20,000	$25,000	$30,000
Conservative / Base Case	$5,000	$20,000	$45,000	$55,000	$65,000
Optimistic / AI-Enhanced	$10,000	$35,000	$80,000	$90,000	$100,000

AI Compute Services Revenue (annual; bounded accessory use)

Scenario	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Worst-Case	$0	$20,000	$60,000	$80,000	$100,000
Conservative / Base Case	$10,000	$60,000	$140,000	$170,000	$200,000
Optimistic / AI-Enhanced	$25,000	$120,000	$240,000	$280,000	$300,000

Hydroponics Base Canopy Annual Revenue Scenarios (Years 1–5)

Scenario	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Worst-Case	$115,763	$180,075	$231,525	$244,388	$257,250
Conservative / Base Case	$205,013	$298,200	$372,750	$383,933	$391,388
Optimistic / AI-Enhanced	$292,950	$439,425	$537,075	$561,488	$585,900

2) Total Revenue Model (Hydroponics Base Canopy + Dehydration + AI Compute)

Scenario	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Worst-Case	$115,763	$210,075	$311,525	$349,388	$387,250
Conservative / Base Case	$220,013	$378,200	$557,750	$608,933	$656,388
Optimistic / AI-Enhanced	$327,950	$594,425	$857,075	$931,488	$985,900

OpEx Assumptions Used (to compute ROI)
These are operations-only OpEx

Scenario	Year 1	Year 2	Year 3	Year 4	Year 5
Worst-Case	$450,000	$500,000	$560,000	$580,000	$600,000
Conservative / Base Case	$450,000	$480,000	$540,000	$560,000	$580,000
Optimistic / AI-Enhanced	$450,000	$520,000	$600,000	$630,000	$660,000

Net Operating Cash Flow (Revenue – OpEx)

Scenario	Year 1	Year 2	Year 3	Year 4	Year 5
Worst-Case	-$334,237	-$289,925	-$248,475	-$230,612	-$212,750
Conservative / Base Case	-$209,987	-$101,800	$17,750	$48,933	$76,388
Optimistic / AI-Enhanced	-$122,050	$74,425	$257,075	$301,488	$325,900

3) Hydroponics Revenue *with Towers + Tiers*
Case A — Conservative tower uplift (2.0× hydroponics revenue)

Scenario	Year 1	Year 2	Year 3	Year 4	Year 5
Worst-Case	$231,526	$360,150	$463,050	$488,776	$514,500
Conservative / Base Case	$410,026	$596,400	$745,500	$767,866	$782,776
Optimistic / AI-Enhanced	$585,900	$878,850	$1,074,150	$1,122,976	$1,171,800

Case B — Aggressive tower uplift (2.4× hydroponics revenue)

Scenario	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Worst-Case	$277,831	$432,180	$555,660	$586,531	$617,400
Conservative / Base Case	$492,031	$715,680	$894,600	$921,439	$939,331
Optimistic / AI-Enhanced	$703,080	$1,054,620	$1,288,980	$1,347,571	$1,406,160

REVENUE STREAMS & ROI with Case B from above
(Years 1–5, 2027–2031)

Table 1: TOTAL ANNUAL REVENUE (Years 1–5)
Hydroponics (*Towers + Tiers) + Dehydration + AI Compute*

Scenario	Year 1	Year 2	Year 3	Year 4	Year 5
Worst-Case	$277,831	$462,180	$635,660	$691,531	$747,400
Conservative / Base Case	$507,031	$795,680	$1,079,600	$1,146,439	$1,204,331
Optimistic / AI-Enhanced	$738,080	$1,209,620	$1,608,980	$1,717,571	$1,806,160

Table 2: ANNUAL NET CASH FLOW (Revenue – OpEx)

Scenario	Year 1	Year 2	Year 3	Year 4	Year 5
Worst-Case	–$172,169	–$37,820	+$75,660	+$111,531	+$147,400
Conservative / Base Case	+$77,031	+$315,680	+$539,600	+$586,439	+$624,331
Optimistic / AI-Enhanced	+$288,080	+$689,620	+$1,008,980	+$1,087,571	+$1,146,160

5-Year Cumulative Net Operating Cash Flow

Scenario	Cumulative Net (Years 1–5)
Worst-Case	$124,602
Conservative / Base Case	$2,143,081
Optimistic / AI-Enhanced	$4,220,411

Simple Payback (years)

Scenario	Payback @ $3.00M	Payback @ $3.75M	Payback @ $4.80M
Worst-Case	26.9 yrs	33.6 yrs	43.0 yrs
Conservative / Base Case	5.1 yrs	6.4 yrs	8.2 yrs
Optimistic / AI-Enhanced	2.8 yrs	3.5 yrs	4.4 yrs

ROI SUMMARY (Conservative Base Case – Used in Pro Forma)
NO GRANTS OR INCENTIVES COUNTED

Metric	Value	Notes
Total Project Cost	$3,255,000	Midpoint CapEx ($2.8M–$3.71M)
Net Private Capital	$3,255,000	100 % private
Annual Revenue (Year 3)	$1,079,600	Conservative midpoint
Annual OpEx (Year 3)	$540,000	Your OpEx table
Net Cash Flow (Year 3)	+$539,600	Revenue – OpEx
First Positive Cash Flow	Year 1	+$77k
Simple Payback	4.8 years	$3.255M ÷ avg. $677k annual cash flow (Years 1–10)
10-Year IRR (unlevered)	27.4%	Conservative; 34%+ with optimistic
Cumulative Cash (Year 10)	+$5.18M	Appendix I pro forma

As additional solar capacity is added each year, electricity costs will drop and ROI improves.

14. TRAFFIC, NOISE, LIGHT & VISUAL IMPACT STATEMENT

EcoYotta is designed as an adaptive reuse project with minimal off-site impacts. The facility operates primarily indoors, with controlled site circulation, limited deliveries, and dark-sky compliant lighting. The barn exterior remains substantially unchanged, preserving the rural character of the area.

Impact Area	Post-Development Condition	Comparison / Mitigation Strategy
Vehicle Trips	25–30 vehicle trips per day (staff + deliveries)	Far below RA-40 zoning thresholds; typical delivery vehicle type (sprinter/box truck), no peak-hour congestion; staggered scheduling for farm/tech staff
Noise	<45 dBA at property line due to immersion-cooled AI cluster (silent operation)	Significantly quieter than typical dairy operations; condenser fans are low-decibel and enclosed
Light	Zero grow-light spill; all grow-lighting is internal and sealed	Exterior lighting uses full-cutoff, dark-sky compliant fixtures; no glare or light trespass to neighbors
Visual Impact	Barn exterior remains unchanged; solar is setback or roof-mounted	No industrial appearance; maintains agricultural character; 25% of site preserved as meadow with vegetated buffering

15. PROJECT TEAM, GOVERNANCE & UNIVERSITY PARTNERS

EcoYotta Inc.

- Founder & CEO: Tirusha Dave
- Chief Technology Officer: Prashanth Gorantala
- SUNY Oneonta
- Educational institutes

As the project evolves, project team members will be added as required.

16. SWOT ANALYSIS

STRENGTHS	WEAKNESSES
• Existing barn (no new construction) • 2.8× waste-heat cascading + phased solar → lowest CEA energy cost in NY • Signed MOU with SUNY • 20–30 internships/year • Robust Operational Design: Implementation of redundant growing zones and AI-driven monitoring systems to minimize single points of failure in agricultural production.	• High upfront CapEx • Minimum revenue in initial years • Small initial team (founders wear multiple hats) • Operational complexity (CEA + dehydration + IT/AI systems) increases training and SOP demands.
OPPORTUNITIES	**THREATS**
• Growing institutional and retail demand for reliable year-round pesticide-free produce. • Ability to lock in long-term buyer contracts to stabilize sell-through and reduce market volatility. • Rising demand for small-scale domestic GPU compute • Stronger partnerships (SUNY, workforce programs) can deepen internships and grant-supported programming. • Expanded renewable energy capacity can reduce OpEx over time and improve predictability	• Crop failure events (disease, contamination, system failure) can disrupt supply and revenue. • Changes in NY remote net-crediting or community solar rules • Zoning / perception risk if the project is misunderstood as a “data center” instead of farm-first with accessory research.

17. Community & Economic Development Benefits

EcoYotta is structured to deliver measurable community value while maintaining a low-impact, rural-compatible footprint. The project’s benefits span local employment, education, food resilience, infrastructure improvement, and environmental stewardship.

The proposed Controlled Environment Agriculture (CEA) + AI Research/Data Center project delivers substantial public benefits to the Town of Oneonta. These benefits directly support the Town’s Comprehensive Plan (2018) priorities of agricultural preservation, economic diversification, broadband expansion, sustainability, and educational advancement.

17.1 Local Job Creation & Workforce Development

- 10–15 high-skill jobs (hydroponics technicians, AI engineer, IT support, solar maintenance).
- Additional indirect jobs through electricians, plumbers, HVAC contractors, and local service businesses.
- Workforce training partnerships with SUNY Oneonta support pathways in IT, AI, renewable energy, and agriculture.

17.2 Year-Round, Pesticide-Free Produce Supply

- Consistent production of leafy greens, herbs, and specialty produce 365 days/year, reducing reliance on products transported 400–500 miles.
- Local grocers, restaurants, meal services, and institutions benefit from fresh, high-nutrient produce with predictable pricing.
- Supports regional food security and agricultural resilience.

17.3 Renewable Energy Development with Local Participation

- Solar generation (Phase 1: 100 kW) reduces carbon emissions and energy burden.
- Future expansion opportunities allow:
    - Community Solar participation
    - Local investment opportunities
    - Reduced utility bills for nearby residents
- Establishes the site as a model for sustainable farm-energy integration in rural NY.

17.4 Internship, Research & Academic Collaboration

- Creation of an AgTech/AI Living Lab for SUNY Oneonta students in:
    - Data science
    - AI and machine learning
    - Agricultural sustainability
    - Environmental science
    - Business & entrepreneurship
- Offers internships, capstone projects, faculty research, and paid assistantships.
- Supports the region's goal of retaining young professionals.

17.5 High-Speed Internet Strengthening Rural Connectivity

- The project includes installation of dedicated high-speed fiber (via Spectrum) to the farm site.
- Expanded fiber lines create spillover connectivity benefits for:
    - Nearby rural homes
    - Local farms
    - Small businesses
- Improves digital equity and supports the region's long-term broadband plan.

17.6 IT & Innovation Hub for Local Entrepreneurs

- The facility hosts an IT and Entrepreneurship Hub offering:
    - AI compute access
    - Training workshops
    - Startup incubation programs
    - Data analytics services
- Helps local youth and small businesses adopt modern technology, stimulating regional economic growth.

17.7 Environmentally Responsible Land Use

- The project maintains over 75% of the 153-acre parcel as open land, meadow, forest, or permeable surface.
- Small building footprint and permeable pavers minimize impervious coverage.
- No adverse change to stormwater patterns or natural topography.
- Supports the Town's environmental stewardship goals.

17.8 Circular Farm System & Waste-Heat Reuse

- AI server waste heat reused as low-grade hot water for radiant floors in the barn and greenhouse.
- Reduces fossil fuel consumption for heating by 60–80% during winter.
- A closed-loop nutrient system minimizes nutrient discharge and protects groundwater.
- Post-harvest plant waste converted to compost or dehydration byproducts, minimizing landfill impact.

17.9 Summary of Community Benefits

Category	Benefit Delivered
Economic Development	10–15 skilled jobs, local contractor work, innovation hub
Agriculture	Year-round pesticide-free crops, local food security
Energy	Solar generation, heat reuse, lower carbon footprint
Education	Internships, research, faculty partnerships
Connectivity	Enhanced high-speed fiber for rural area
Environment	Low-impact land use, waste minimization
Youth & Business	Training, startup support, modern AI tools

18. Conclusion

The Ecoyotta Research & Development Facility represents a landmark opportunity for the Town of Oneonta—an innovative project that merges clean energy, AI technology, sustainable agriculture, and workforce development into a single integrated ecosystem. This project is not simply an agricultural operation or an IT facility; it is a multi-sector innovation platform designed to address food security, renewable energy adoption, and regional economic advancement.

18.1 A Transformational Project for Oneonta

The facility brings together:

- Clean, renewable energy production through solar generation and energy recycling
- AI-driven technology improving farm efficiency, monitoring, and innovation
- Sustainable agriculture producing year-round pesticide-free food
- Workforce development programs that create high-skill job pathways
- University collaboration with SUNY Oneonta and regional academic institutions
- Local economic growth through job creation, tax revenue, and new fiber connectivity
- Innovative engineering solutions, including waste-heat reuse and multi-use energy loops

This combined model makes the project a first-of-its-kind facility in Upstate New York.

18.2 Alignment With Town and State Goals

Approval under the PDD framework will enable a flagship project that directly supports:

Town of Oneonta Comprehensive Plan (2018)

- Sustainable rural development
- Technological advancement
- Agricultural innovation
- Rural broadband improvements
- Economic diversification

New York State Clean-Energy Initiatives

- Reduction of fossil fuel use
- Integration of renewable energy into agriculture
- Efficient land use
- Decarbonization technologies

Community Development Priorities

- Local job opportunities
- High-speed internet access
- Energy independence
- Responsible land stewardship

Education & Workforce Advancement

- Hands-on learning opportunities
- Applied AI and data science research
- Green-energy workforce training
- Entrepreneurial development

18.3 A First-of-Its-Kind Sustainable Ecosystem

By combining energy, agriculture, and digital technology into one continuous loop, the project establishes a new standard for sustainable rural development:

- Solar → Powers AI → Waste Heat Heats Facility → Supports Hydroponics → Dehydration → Revenue Loop
- Closed-loop agriculture minimizes waste and environmental impact
- AI systems increase yield while reducing resource use
- Broadband investment supports regional digital access

This is not merely a farm or a data center; it is a comprehensive model of the future of integrated sustainability and rural innovation.

18.4 Final Statement

The Ecoyotta R&D Facility creates enduring benefits for the Town of Oneonta: jobs, education, clean energy, food security, technological leadership, and responsible land use.

The PDD approval is essential to activate this vision and allow Oneonta to host a flagship project of statewide and national significance.

EcoYotta is a farm-first, adaptive-reuse project that integrates sustainable hydroponic agriculture, applied research, and workforce development within a single campus designed for year-round operation and minimal off-site impact. By combining controlled-environment growing with a bounded (Compute is accessory, capped, and not a public colocation facility), accessory AI/IT research hub and a practical energy-cascading heat-reuse approach, EcoYotta aims to lower winter operating costs, strengthen local food resilience, and create meaningful education-to-employment pathways for regional students.

Approval of the Planned Development District (PDD) will enable a unified plan that delivers measurable public benefit and aligns with:

- Town of Oneonta sustainability and economic development goals
- New York State clean-energy and innovation priorities
- Community development and rural infrastructure strengthening
- Education, internship, and workforce advancement initiatives

EcoYotta is positioned to serve as a first-of-its-kind regional model demonstrating how energy efficiency, agriculture, and technology can be responsibly integrated into a single, community-compatible ecosystem—creating long-term value for the Town, local businesses, and future generations of students and innovators.

MEETING ATTENDANCE SIGN-IN

TOWN OF ONEONTA
DEC 0 9 2025

Meeting Date: DEC 09th, 2025

Committee/Board: TOWN BOARD (SPECIAL)

Please PRINT your name and address clearly to assure the correct spelling in the minutes of this meeting.

1. Larry Morrison
2. Trusha Dave
3. Prashanth Gorantala
4. Marie Lusins – Clinton St. Oneonta
5. Deborah Chicorelli 283 Hillside Dr. Oneonta, NY 13820
6. ALEX FISHER 20 Valleyview St, Oneonta NY 13820
7. Katie Huntington - 15 Draper St.
8. Everett Pondolfino # 190 Hawks Rd. New Berlin NY 13411
9. Samantha [illegible]
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14. Ericka Ericson 454 Cty HWY 51 Morris NY 13808
15. Taresa DeSantis 5 Center St. W.O.
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24. Amanda Scimeca 36 College Ter.