Appendix A

Catskill Stills Expansion Project 2015 Narrative

The original amended application for the Catskill Stills proposal was approved by the IDA Board on August 11, 2009. That approval was given for the construction and equipping on parcel 26.-1-6 (5.4 acres) of an approximately 4,650 square foot building to house a micro-distillery, and the rehabilitation of an existing structure to be used as an office and operations center for the Distillery. Two existing buildings on Parcel 22.-1-62 (3.58 acres) across Route 17B were proposed for renovations and equipping.

Since 2009, the Distillery was built, the second floor of the existing structure became office space and the first floor of the structure became a restaurant associated with the Distillery. Adjacent to the Distillery a building to house barrels was built and an existing barn was renovated into a second barrel building. All this work occurred on parcel 26.-1-6. On parcel 22.-1-62 one of the existing buildings became a garage workshop and the other was used as an art gallery. There was no increased assessment by the Town of Bethel on this parcel.

In 2015, Catskill Distillery approached the County of Sullivan IDA to amend their current agreement to include the changes of use of the office building from all office to half restaurant and half office, the building and renovation of the barrel buildings behind the Distillery, and the construction of a new storage facility (100’ x 60’) with an additional barrel building to be located under the new storage facility (approximately 100’ x 30’). Additionally, they are proposing to renovate one of the buildings across 17B to become their expanded office space (the gallery building). The other building across the street will remain a garage workshop.

This expansion is taking place because in the last few years the project has grown and increased production until they now need a new storage building to house their barrels and grain and to add a bottling line, and they need new office space. Basically, the demand for their product has outgrown the existing facility. The new building will allow them to increase production and expand their sales to other states.

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