

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Anat Liquor Factory

(Applicant Name)

6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132
Phone: 716-278-8760 Fax: 716-278-8769
<http://niagaracountybusiness.com>

Updated March 2018

- I. Each applicant seeking financial assistance through the Niagara County Industrial Development Agency must complete and return the accompanying Application and Environmental Assessment forms. This information is necessary to determine project and/or applicant eligibility.
- II. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
- III. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- IV. At the time of the project closing, project applicant is required to pay certain costs associated with the project. The applicant shall be responsible for the payment of an Agency fee in the amount of one percent (1.00%) of the total value of the project, together with Agency counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.
- V. One (1) original signed copy of the Application and Environmental Assessment form should be submitted with the Application for Assistance.

The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic

6311 Inducon Corporate Drive ■ Sanborn, NY 14132-9099 ■ 716-278-8760
Fax 716-278-8769 ■ www.niagaracountybusiness.com

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Sanborn Distillery and Anat Liquor Factory
Mailing Address: 190 Milvan Dr., Toronto, ON M9L 1Z9
Phone No.: (647) 436-1612
Fax No.: (616) 739-9987
Fed Id. No.: 82-2157035
Contact Person: Leonard Safir, CEO

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership): Leonard Safir, CEO

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

Form of Entity

Corporation

Date of Incorporation: July 2017

State of Incorporation: New York

Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____

Limited Liability Company/Partnership (number of members _____)

Date of organization: _____

State of Organization: _____

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York? Yes

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

N/A

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

No

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

No

APPLICANT'S COUNSEL

Name: Steven J. Walters, Esq.

Address: 6572 Stevens Rd., Hamburg, NY, 14075

Phone No.: 716-649-5614

Fax No.: _____

II. PROJECT INFORMATION

A) Project Address: 2419 Hyde Park Blvd., Niagara Falls, NY, 14303

Tax Map Number 291100-144-042-0002-001-000
(Section/Block/Lot)

Located in City of Niagara Falls

Located in Town of _____

Located in Village of _____

School District of Niagara Falls

B) Are utilities on site?

Water Yes
Gas Yes

Electric Yes
Sanitary/Storm Sewer Yes

C) Present legal owner of the site Christopher Pietrangeli
If other than from applicant, by what means will the site be acquired for this project? Warranty Deed

D) Zoning of Project Site: Current: C3 Proposed: C3

E) Are any variances needed? No.

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

No environmental application is required for the Hyde Park property.

G) Statement describing project (i.e. land acquisition, construction of manufacturing facility, etc.):

Proposal to use current facility, located at 2419 Hyde Park Blvd., Niagara Falls. For Phase 1, ANAT Liquor planned capacity is 2000 bottles of hard liquor per day. This facility would focus on processing, bottling and distribution. ANAT has distribution agreements in 28 states plus the District of Columbia and has a distribution agreement pending in one state.

ANAT, Inc. recently developed and created molds for the production of Vodka and Liqueurs in a 0.75 liter (point seven five) package as well as coolers (0.3 liters). These will be newly introduced to the North American market from the Niagara Falls facility. ANAT, Inc. has developed and will introduce to North American ultra-premium beverages under the ANAT trademark that uses a proprietary process.

For Phase 2, ANAT will conduct facade and other exterior work and will open a tasting room. Exterior work will include resurfacing of parking lot, adding architectural features to the building, landscaping, new windows/doors, and painting. Exterior work will be designing a tasting room which will be designed with significant natural woodwork.

H) Principal use of project upon completion:

- | | | | |
|---------------------------------------------------|---------------------------------------|-----------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> manufacturing | <input type="checkbox"/> warehousing | <input type="checkbox"/> research | <input type="checkbox"/> offices |
| <input type="checkbox"/> industrial | <input type="checkbox"/> recreation | <input type="checkbox"/> retail | <input type="checkbox"/> residential |
| <input type="checkbox"/> training | <input type="checkbox"/> data process | <input type="checkbox"/> other | |

If other, explain: _____

I) Estimated Project Costs, including:

Value of property to be acquired: \$550,000

Value of improvements: \$120,000 Phase 1; \$150,000 Phase 2

Value of equipment to be purchased: \$325,000

Estimated cost of engineering/architectural services: \$20,000

Other: \$ _____

Total Capital Costs: \$ _____

Project refinancing; estimated amount (for refinancing of existing debt only) \$ _____

Sources of Funds for Project Costs:

Bank Financing: \$330,000

Equity (excluding equity that is attributed to grants/tax credits)	\$ 835,000_____
Tax Exempt Bond Issuance (if applicable)	\$ _____
Taxable Bond Issuance (if applicable)	\$ _____
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ _____

Identify each state and federal grant/credit:

None_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Sources of Funds for Project Costs: \$ _____

J) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

Yes or **X No**

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

Yes or **X No**

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes or **X No**

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

.9 acres

(b) Are there buildings now on the project site? Yes No

(c) Indicate the present use of the project site.

Mixed use/vacant; there is a small dance studio and a boxing club renting space on the first floor.

(d) Indicate relationship to present user of project.

None

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

Yes. Building is 48,000 sq. ft. and is 58 years old.

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

No.

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

Will require interior and exterior renovation to accommodate distillery/bottling facility.

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

Anat Liquor, Inc. intends the building to be utilized, in conjunction with the company's Sanborn site, for the distillation, bottling and distribution of Anat brand spirits. Integral to the proposed facility in Niagara Falls, the Sanborn Distillery plant will be able to process 15 tons of feedstock per day and receive 250,000 liters consumable alcohol and 1,000,000 liters denatured ethanol per year. The changed product structure will open new ethyl alcohol markets for the company. All raw materials will be processed at the Sanborn facility, with the final product being shipped to the Hyde Park facility for bottling and distribution. Initially, it was expected that the entire operation would be conducted out of the Sanborn facility, but due to operation needs, the growing scope of the project and zoning restrictions, it has become apparent that the company can be more efficient and more successful utilizing the dual facility strategy. Thus, the two facilities are inextricably linked; one cannot succeed without the other.

ANAT currently offers an ultra-premium vodka that is 100% winter wheat . Vodka is 5 times distilled and 3 times filtered for an exceptionally smooth taste (most vodkas use 3 times distillation methods). What makes the process even more dynamic is that, during one of the filtration stages, vodka goes through a proprietary process that enhances the flavor and purity

of the vodka. Along with its award winning taste, ANAT vodka has caused heads to turn with its unique, award winning packaging, featuring a special bottle and cork, a 3 dimensional label. Additional products will be introduced to the market within the year. ANAT also is in the process of offering a concentrated flavor line that will be introduced within this year. The flavor concentrate will be packaged in our distinctive 300ml cooler bottles and will be available in most grocery outlets as well as local bars and liquor stores.

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

All office space located at Hyde Park is intended to be utilized towards the day-to-day operation of Anat Liquor.

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

Dance studio (2500 sq ft) Boxing Club (1500 sq ft) These are existing tenants and applicant is intending on honoring the terms of the lease. Upon expiration of leases, applicant will evaluate needs of the business to determine feasibility of renewing leases. Presently, the initial needs of the business are 20-25,000 square feet at the Hyde Park Property, which does leave surplus space. Applicant presumes regular levels of growth and anticipates utilizing the entire 40,000 square feet in the future.

7. List principal items or categories of equipment to be acquired as part of the project.

Bottling Line Equipment

8. Has construction work on this project begun?

Complete the following

- | | | | |
|----------------------------|-----------|-------------------|------------------|
| (a) site clearance | _____ Yes | <u>X</u> _____ No | _____ % complete |
| (b) foundation | _____ Yes | <u>X</u> _____ No | _____ % complete |
| (c) footings | _____ Yes | <u>X</u> _____ No | _____ % complete |
| (d) steel | _____ Yes | <u>X</u> _____ No | _____ % complete |
| (e) masonry work | _____ Yes | <u>X</u> _____ No | _____ % complete |
| (f) other (describe below) | _____ Yes | <u>X</u> _____ No | _____ % complete |

III. FINANCIAL ASSISTANCE REQUESTED

A) Benefits Requested:

Sales Tax Exemption IRB MRT Exemption Real Property Agreement

B.) Value of Incentives:

IDA PILOT Benefit: Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted under the heading "Real Property Tax Benefit (Detailed)" of the Application.

Estimated duration of Property Tax exemption: 15 years

Sales and Use Tax:

Estimated value of Sales Tax exemption for facility construction: \$18,800

Estimated Sales Tax exemption for fixtures and equipment: \$26,000

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit:

Estimated value of Mortgage Recording Tax exemption: \$2,475

IRB Benefit: N/A

IRB inducement amount, if requested: \$ _____

Is a purchaser for the Bonds in place?

Yes or No

Percentage of Project Costs financed from Public Sector sources:

Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon Sources of Funds for Project Costs as depicted above under the heading "Estimated Project Costs" (Section II(I)) of the Application.

C.) Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency?

X Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

IV. EMPLOYMENT PLAN

	Current # of jobs at proposed project location or to be relocated to project location	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be RETAINED	IF FINANCIAL ASSISTANCE IS GRANTED – project the number of FTE and PTE jobs to be CREATED upon THREE Years after Project completion	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the FTE and PTE jobs to be created upon THREE Years after Project Completion **
Full time (FTE)			15	15
Part Time (PTE)				
Total Payroll			\$615,200.00	\$615,200.00

** For purposes of this question, please estimate the number of FTE and PTE jobs that will be filled, as indicated in the third column, by residents of the Local Labor Marker Area, in the fourth column. The Local Labor Marker Area includes Niagara County, Erie County, Chautauqua County, Cattaraugus County, Allegany County, Wyoming County, Genesee County, and Orleans County.

Salary and Fringe Benefits for Jobs to be Retained and/or Created:

Category of Jobs to be Retained and Created	Number of Jobs Per Category	Average Salary or Range of Salary	Average Fringe Benefits or Range of Fringe Benefits
Management			
Professional			
Administrative	1	\$75,000	\$50,000
Production	9	\$38,000	\$50,000
Independent Contractor			
Other	5	\$40,000	\$50,000

III. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the project is located.
- B. First Consideration for Employment In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Agency.
- D. Annual Sales Tax Fillings In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant

agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

- F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.

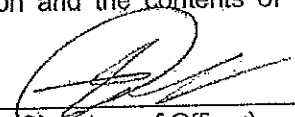
- J. Absence of Conflicts of Interest The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

COUNTY OF _____) ss.:

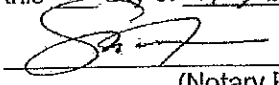
Leonard Safir, being first duly sworn, deposes and says:

1. That I am the CEO (Corporate Office) of Anat Inc. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.



 (Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 30 day of August, 2018.



 (Notary Public)

STEVEN J. WALTERS
 Notary Public, State of New York
 Qualified in Erie County
 My Commission Expires Sept. 9, 2021
2014

This Application should be submitted to the Niagara County Industrial Development Agency, 6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

Attach the following Financial Information of the Company

1. Financial statements for last two fiscal years (unless included in company's Annual Reports).
2. Company's annual reports (or Form 10-K's) for the two most recent fiscal years.
3. Quarterly reports (Form 10Q's) and current reports (Form 8-K's) since the most recent Annual Report, if any.
4. In addition, please attach the financial information described above in items 1, 2 and 3 of any expected Guarantor of the proposed bond issue, if different from the company.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in processing of the Application, including attorneys' fees, if any.

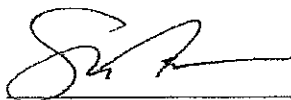


(Applicant Signature)

By: Leonard Safir

Name: Anat, Inc.

Title: CEO



(Notary Public)

Sworn to before me this 30 day
of August, 2018

Internal

STEVEN J. WALTERS
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Sept 9, 20 21
my

Real Property Tax Benefits (Detailed):

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet: ANAT Liquor Factor

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$270,000	445,000	\$9.234148	\$36.060027	\$19.389575

*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	20	829	3,134	1,801	5,763	28,816.59	23,053
2	20	829	3,134	1,801	5,763	28,816.59	23,053
3	30	1,243	4,701	2,701	8,645	28,816.59	20,172
4	30	1,243	4,701	2,701	8,645	28,816.59	20,172
5	40	1,657	6,268	3,601	11,527	28,816.59	17,290
6	40	1,657	6,268	3,601	11,527	28,816.59	17,290
7	40	1,657	6,268	3,601	11,527	28,816.59	17,290
8	40	1,657	6,268	3,601	11,527	28,816.59	17,290
9	40	1,657	6,268	3,601	11,527	28,816.59	17,290
10	50	2,072	7,835	4,502	14,408	28,816.59	14,408
11	50	2,072	7,835	4,502	14,408	28,816.59	14,408
12	50	2,072	7,835	4,502	14,408	28,816.59	14,408
13	50	2,072	7,835	4,502	14,408	28,816.59	14,408
14	50	2,072	7,835	4,502	14,408	28,816.59	14,408
15	50	2,072	7,835	4,502	14,408	28,816.59	14,408
total		24,859	94,022	54,018	172,900	432,249	259,349

*Estimates provided are based on current property tax rates and assessment values

Cost Benefit Analysis:

To be completed/calculated by AGENCY

	<u>Costs =</u> <u>Financial Assistance</u>	<u>Benefits =</u> <u>Economic Development</u>
*Estimated Sales Tax Exemption	\$36,800	New Jobs Created Permanent 15 Temporary ____
		Existing Jobs Retained Permanent 0 Temporary ____
Estimated Mortgage Tax Exemption	\$2,475	Expected Yearly Payroll <u>\$2,267,200</u>
Estimated Property Tax Abatement	<u>\$259,349</u>	Expected Gross Receipts \$_____
		Additional Revenues to School Districts <u>\$54,018</u>
		Additional Revenues to Municipalities <u>\$24,859</u> <u>\$94,022</u>
		Federal & State Historical Tax Credits
Estimated Interest Savings IRB Issue	\$N/A	Private Funds invested <u>\$1,165,000</u>
		Likelihood of accomplishing proposed project within three (3) years <input checked="" type="checkbox"/> Likely or <input type="checkbox"/> Unlikely

* Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is a potential for a recapture of sales tax exemptions (see "Recapture" on page 11).

\$ 36,800 (to be used on the NYS ST-60)

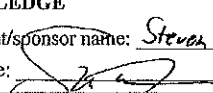
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Sanborn Distillery and Anat Liquor Factory			
Name of Action or Project: Sanborn Distillery and Anat Liquor Factory			
Project Location (describe, and attach a location map): 2419 Hyde Park Boulevard, Niagara Falls, NY, 14303			
Brief Description of Proposed Action: For Phase 1, ANAT Liquor planned capacity is 2000 bottles of hard liquor per day. This facility would focus on processing, bottling and distribution. ANAT has distribution agreements in 28 states plus the District of Columbia and has a distribution agreement pending in one state. ANAT, Inc. recently developed and created molds for the production of Vodka and Liqueurs in a 0.75 liter (point seven five) package as well as coolers (0.3 liters). These will be newly introduced to the North American market from the Niagara Falls facility. ANAT, Inc. has developed and will introduce to North American ultra-premium beverages under the ANAT trademark that uses a proprietary process. For Phase 2, ANAT will conduct facade and other exterior work and will open a tasting room. Exterior work will include resurfacing of parking lot, adding architectural features to the building, landscaping, new windows/doors, and painting. Exterior work will be designing a tasting room			
Name of Applicant or Sponsor: Leonard Satir, CEO, Anat, Inc.		Telephone: (647) 436-1612 E-Mail: anatinc@rogers.com	
Address: 190 Milvan Dr.			
City/PO: Toronto, Canada		State: ON	Zip Code: M9L 1Z9
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Will need to obtain license from State Liquor Authority.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.9 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Steven J. Walters, as Attorney</u> Date: <u>8/30/18</u>		
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>