

## **WCIDA Project Application Summary**

### **Applicant Information:**

May 08, 2025

Upstate Door, LLC  
26 Industrial Street  
Warsaw, New York 14569

### **Request:**

The Company requests abatement of sales tax on construction materials and non-production equipment, and a PILOT agreement for temporary abatement of property tax using the Standard UTEP Project Schedule. Approximate value of these incentives is expected to be less than \$100,000; therefore, a public hearing will not be necessary

### **Company History:**

In 2001, Rob Fontaine started Upstate Door, a company that offers fine wood door solutions to custom home builders, discerning architects, upscale interior designers, and high-end building material dealers. Upstate Door has grown from just a few employees to 88 people over the last 20 years. The Company offers a customized service for each project and accommodates unusual or unique sizes, making a perfect partner for distinctive projects. Upstate offers handcrafted interior, exterior, and specialty doors, including screen/storm combinations, flush, Dutch, French, MDF, fire-rated, STC-rated, Impact/DP-Rated, lift and slide, louver, and more.

### **Project Description:**

Upstate Door is planning to expand the footprint of its facility with a 3,600 sq. ft addition to accommodate state of the art equipment and machinery. The project will allow the Company to stream line the workflow to reduce manual lifting and enhance workplace safety, open up more technical roles and growth opportunities for existing workers and advanced job opportunities for local residents. Total capital investment is estimated at \$1,505,000 and will be self-funded.

### **Employment Impact:**

Upstate Door currently employs 88 people and expects to create 5 new jobs over the next 3 years.

### **Attached Information:**

Application and project costs provided by the project applicant to back up its request for WCIDA assistance.

### **IDA Matrix Criteria:**

The project meets the criteria as a Qualified UTEP Project. The project will be funded by private sector investment, create new manufacturing jobs and employ local labor during the construction phase. The expansion to the facility is critical in allowing the company to improve internal efficiencies.

