

## Plans for 'The Roxbury at Stratton Falls' Now Moving Ahead

### \$9.2 Million Expansion of The Roxbury Underway at Stratton Falls Site

**ROXBURY, N.Y.** -- Since 2004, The Roxbury Motel has drawn a wide variety of new visitors, often inspiring them to make return visits to the Catskill Mountains by providing guests with an out-of-the-ordinary yet luxurious experience. M&T Bank has approved a new construction loan that will allow The Roxbury to expand to a new location in the charming Stratton Falls area of Roxbury, NY.

At the Stratton Falls site, The Roxbury's owners will revive and renovate a 5,700-square foot mansion that was built in 1848, construct eight fantasy cottages, a state-of-the-art spa and cabana facility, and a manager's residence. Each room at the property will have its own theme, while the facility's exterior will mirror a forest-resort environment.

M&T Bank is providing a \$6 million construction loan, and New York State has awarded \$3.2 million in grant funding to set the project in motion. Construction is now underway, and is expected to be complete by Spring 2019.

"The Catskills are re-emerging as one of the top destinations in the Northeastern U.S. and have become a significant driver of growth for Upstate New York's tourism industry," said Peter Newman, M&T Bank regional president for the Southern New York region. "With The Roxbury Motel, owners Gregory Henderson and Joseph Massa have created an anchor attraction that continues to attract visitors from all over the world to experience Delaware County and the Catskills region. Their new development, The Roxbury at Stratton Falls, will be just as extraordinary, and we're excited to provide the capital to help make it happen."

"We have long dreamed about The Roxbury at Stratton Falls, and we'll now be able to make our dream a reality. M&T Bank believed in us and our vision for this project, and the bank's support will help us get this project started," said Gregory Henderson, President of Masserson Properties, Inc. "The Roxbury at Stratton Falls will take our concept of cool, contemporary Catskill lodging to the next level. It will provide a whimsical, unforgettable experience that connects with the history of this place and provides a welcoming home-base for an adventurous Catskill vacation. And when you combine the elements of the planned interior and exterior design with the incredible natural attractions of the site, The Roxbury at Stratton Falls will be able to offer its guests an experience that is unlike anything else in the world."

Henderson and Massa purchased the seven-acre Stratton Falls property, which at one time fostered business activity comparable to the current town center of Roxbury, New York, in 2014. The forested land boasts an impressive natural attraction—a 50-foot waterfall that cascades into a scenic pool.

The mansion will be converted into seven lodging units, along with a breakfast room and back-of-house service areas. Drawing on the history of the area, these seven rooms will each have a different theme inspired by the original settlers and businesses in Roxbury and Stratton Falls.

Plans also call for the construction of an "Enchanted Forest" comprised of five tower cottages offering a total of eight units, all of which will have two stories, two bedrooms, two bathrooms, screened-in back porches and second-floor balconies. Several of the units will feature rooftop star-gazing observation decks. Three of the cottages will be duplexes with two units each, and the other two cottages will contain standalone lodging units. The themes of these eight rooms will be inspired by a fairy tale or fictional character to connect with the storybook-like waterfall and forested grounds.

The spa facility at The Roxbury at Stratton Falls will include an indoor and outdoor swimming pool, a hot tub, dry sauna, spa treatment rooms, and conference facility. Henderson and Massa will also construct a series of trails, walkways and observation decks on the property that will allow guests to intimately experience the area's rock formations, gorge, fifty-foot waterfall, centuries-old stone bridge and the various flora and fauna indigenous to the site. Work on the trail system and one of the observation decks began in the fall of 2016.

#### About M&T Bank

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