

NY Forward - Capital Region Scotia

Local Planning Committee (LPC)

Meeting #3

Sept 23, 2026



NY Forward

Welcome!

LPC Meetings are working sessions of the LPC

- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and submit comments to ScotiaNYF@gmail.com
- During the final 15 minutes of the meeting, the public is also invited to ask questions and provide comments.

How to get involved:

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Scotia NY Forward website to send comments: www.ScotiaNYF.com
- There will be one more public workshop and additional opportunities to provide feedback. More details will be posted to the website.

Agenda

- Opening Remarks
- Code of Conduct
- Updates: Planning Process & Engagement Activities
- Revitalization Strategies
- Project Evaluation Criteria
- Submitted Projects
- Public Comment
- Next Steps



Aerial of Collins Park

Opening Remarks

Mayor David Bucciferro

Code of Conduct

Code of Conduct & Recusals

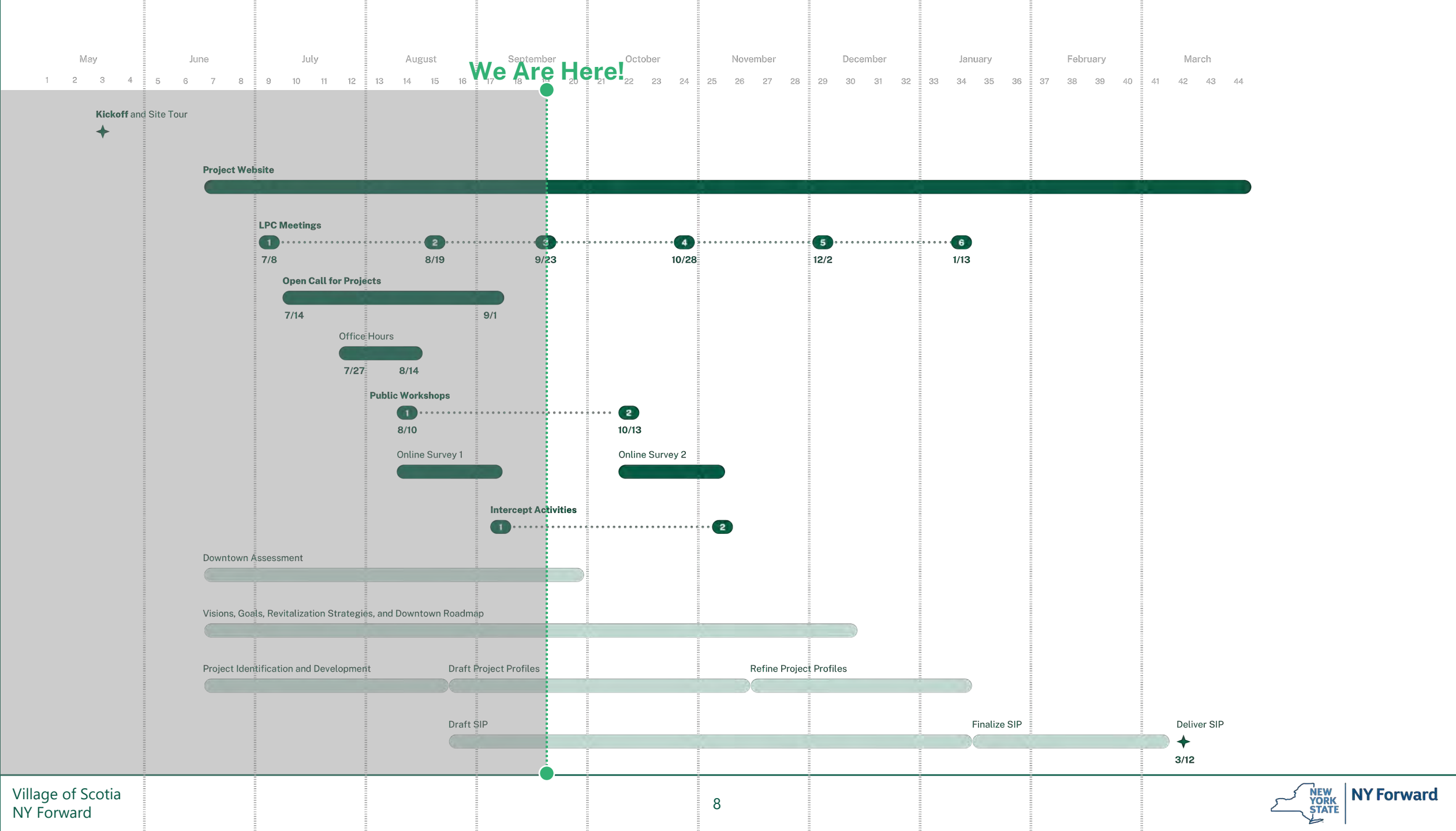
Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project.

For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

*We do not currently have any conflicts of interest on file. **Do any LPC members need to make a disclosure to the Committee at this time?***

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

Updates: Planning Process & Engagement Activities



What's been done so far?

- ✓ June 25 ScotiaNYF.com went live
- ✓ **July 8** **LPC Meeting #1**
- ✓ July 14 Open Call for Projects released
- ✓ July 29 Postcards delivered
- ✓ **Aug 10** **Public Workshop #1**
- ✓ July 28 – Aug 14 Office Hours / Technical Assistance sessions
- ✓ **Aug 19** **LPC Meeting #2**
- ✓ Sept 1 Open Call for Projects closed: *15 projects submitted!*
- ✓ **Sept 23** **LPC Meeting #3 – IN PROGRESS**

What's on the horizon?

- ☐ Sept 28 – Oct 9 Feedback convos w/ sponsors
- ☐ **Oct 13** **Public Workshop #2**
- ☐ Oct 28 LPC Meeting #4
- ☐ Dec 2 LPC Meeting #5
- ☐ Jan 13 LPC Meeting #6 (if needed)



Businesses along Mohawk Ave

Engagement by the numbers

440 comments received

296 website visitors

25 mailing list sign-ups

16 Facebook followers

7 survey responses

1 public workshop



Scotia NY Forward Sandwich Board Sign

Public Workshop #1

Key Findings

1. Pedestrian safety on Mohawk Ave emerged as the dominant issue.
2. The park and waterfront are major assets, but they feel disconnected from the business core.
3. There is support for new housing and infill development
4. A big part of revitalizing the business core is creating more reasons to be downtown.
5. Scotia's identity and historic character are important to residents.
6. Ideas about sustainability and resiliency are relevant for the entire downtown, not just the waterfront area.



Public Workshop #1 Walking Tour

Results from Survey #1

7 total survey responses

- 5 residents
- 2 residents and business owners



Scotia NY Forward Survey #1

Thank you for participating in this survey. This is an opportunity to contribute to a shared vision and goals for the future of downtown Scotia!

Please reference the NY Forward boundary area in the map below responding to the following questions.

NY Forward Boundary



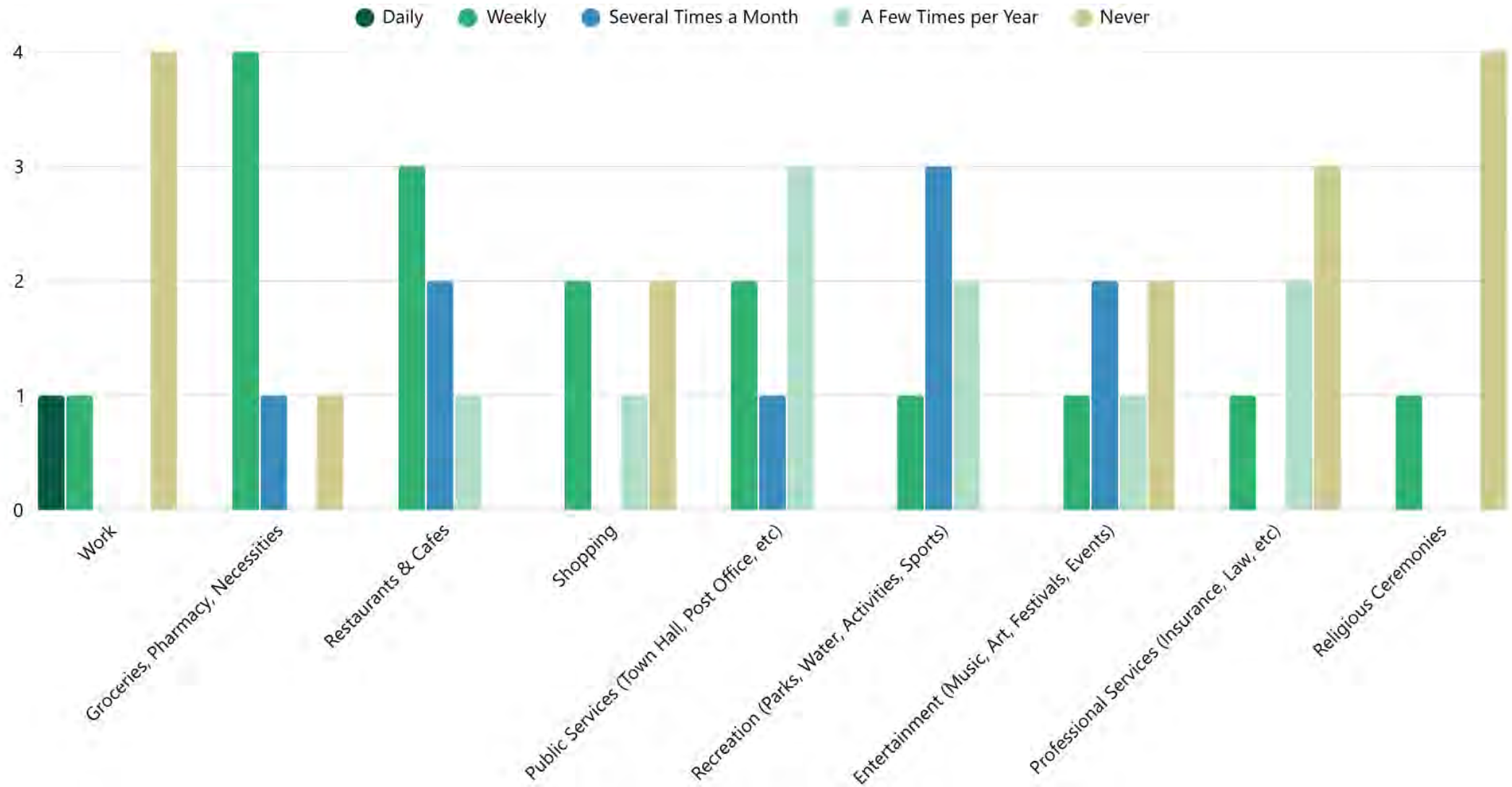
Next

Clear form

What investments are important for downtown?



How often are you in Scotia for:



What brought you to or keeps you in Scotia?

- The small town feel
- Collins Park
- Convenient location
- Business
- Family
- Schools
- Community
- Environment

Upcoming Engagement

10/13 – Comments from PW #1 displayed around Scotia on yard signs

10/13 – Public Workshop #2

10/13 – Projects Survey launches on website

10/28 - Tabling at Gabriel's Supermarket

Call to Action!

- We're working to expand our online reach and **bring more voices into this process** and we'd greatly appreciate your support in spreading the word.
- You can make a big impact by **sharing upcoming flyers and surveys within your own networks**. This could include friends, colleagues, community groups, and anyone else who cares about Scotia's future.
- If you see opportunities to **strengthen our outreach**, we'd love your feedback!



www.ScotiaNYF.com



ScotiaNYF@gmail.com



Scotia NY Forward

Revitalization Strategies

Scotia NY Forward

www.ScotiaNYF.com



Downtown Vision

“ *The Village of Scotia will honor its small-village character while creating a more vibrant, connected, and accessible downtown. A revitalized Mohawk Avenue and waterfront will create a safer, more walkable downtown that supports active storefronts, local businesses, restaurants, housing choices, and inviting places to gather. Thoughtful, inclusive, and sustainable growth will attract visitors and reconnect residents to downtown, parks, trails, the Mohawk River, and regional destinations through wayfinding, beautification, and improvements that reflect the Village’s history and identity.* ”

Downtown Goals



Expand mixed-use housing and reinvest in underutilized properties.



Reinvigorate downtown storefronts and support local business growth.



Celebrate Scotia's history, creativity, and village identity.



Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.



Better connect downtown businesses to recreational amenities.



Scotia Public Library

Revitalization Strategies



Expand mixed-use housing and reinvest in underutilized properties.



Reinvigorate downtown storefronts and support local business growth.



Celebrate Scotia's history, creativity, and village identity.



Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.



Better connect downtown businesses to recreational amenities.

Support the **adaptive reuse** and **rehabilitation** of vacant, upper-floor, and underutilized spaces for housing, commercial activity, and community uses.

Encourage a range of **housing** types and price points that meet the needs of households of different ages, incomes, and abilities.

Promote context-sensitive **infill** and **mixed-use development** that strengthens downtown while respecting Scotia's small-village scale and character.

Address **physical, regulatory, and financial barriers** to the productive reuse of key downtown properties.

Revitalization Strategies



Expand mixed-use housing and reinvest in underutilized properties.



Reinvigorate downtown storefronts and support local business growth.



Celebrate Scotia's history, creativity, and village identity.



Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.



Better connect downtown businesses to recreational amenities.

Improve **storefronts, façades, signage, and commercial spaces** to create a more attractive and cohesive downtown business district.

Support the establishment, retention, and expansion of **locally owned shops, restaurants, services**, and other businesses that generate downtown activity.

Create **flexible spaces and opportunities** for entrepreneurs, artists, makers, and emerging businesses.

Encourage **events, programming, and coordinated promotion** that increase foot traffic and extend activity throughout the day and year.

Revitalization Strategies



Expand mixed-use housing and reinvest in underutilized properties.



Reinvigorate downtown storefronts and support local business growth.



Celebrate Scotia's history, creativity, and village identity.



Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.



Better connect downtown businesses to recreational amenities.

Preserve and **adaptively reuse** historic buildings and features that contribute to Scotia's distinctive character.

Incorporate **public art, landscaping, interpretive features**, and locally inspired design into downtown improvements.

Strengthen **gateways, streetscapes**, and **public spaces** so they create a welcoming and recognizable sense of place.

Highlight Scotia's **history, cultural assets, local stories**, and relationship with the Mohawk River through signage, programming, and placemaking.

Revitalization Strategies



Expand mixed-use housing and reinvest in underutilized properties.



Reinvigorate downtown storefronts and support local business growth.



Celebrate Scotia's history, creativity, and village identity.



Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.



Better connect downtown businesses to recreational amenities.

Improve **sidewalks, crosswalks, intersections, lighting**, and **accessibility** to create safe and comfortable routes for people of all ages and abilities.

Pursue context-sensitive traffic-calming and **streetscape improvements** that reduce conflicts among pedestrians, bicyclists, and motorists.

Fill gaps in the **pedestrian network** and strengthen connections among neighborhoods, businesses, civic destinations, parks, and the waterfront.

Coordinate **public-realm improvements** along Mohawk and Schonowee Avenues to create a safer, greener, and more inviting downtown experience.

Revitalization Strategies



Expand mixed-use housing and reinvest in underutilized properties.



Reinvigorate downtown storefronts and support local business growth.



Celebrate Scotia's history, creativity, and village identity.



Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.



Better connect downtown businesses to recreational amenities.

Establish clear, attractive, and consistent **wayfinding** between downtown, Collins Park, the Mohawk River, trails, neighborhoods, and regional destinations.

Improve **walking** and **bicycling routes** linking Mohawk Avenue businesses with parks, waterfront destinations, and recreational facilities.

Enhance gateways, access points, and supporting amenities that **connect downtown** with the waterfront, parks, trails, and recreational destinations.

Coordinate **events, programming, and business promotion** to encourage park, trail, and waterfront users to visit and spend time downtown.

Project Evaluation Criteria

Evaluation Process

- A Project Evaluation Worksheet will be provided to LPC members due Oct 14th
- Qualitative assessment method (ie, "High/Med/Low") considering State and Local goals
- Consultant team will gather and aggregate
- Results will be reviewed at 4th LPC meeting
- Final ballot will be provided at 5th LPC meeting



Public Workshop #1

Evaluation Criteria

High Med Low Alignment with Scotia NY Forward Goals

			Expand mixed-use housing and reinvest in underutilized properties.
			Reinvigorate downtown storefronts and support local business growth.
			Celebrate Scotia's history, creativity, and village identity.
			Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.
			Better connect downtown businesses to recreational amenities.

High Med Low Alignment with State NY Forward Goals

			Create an active downtown with a strong sense of place that reflects the community's heritage and culture.
			Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Cultivate a variety of housing opportunities that help build an inclusive and welcoming community.
			Grow the local tax revenue.
			Provide amenities that support and enhance downtown living and quality of life for people of all ages, abilities, incomes, and backgrounds.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts

High Med Low Project Effectiveness

			State and local goals: The project should be aligned with State and local goals and demonstrate strong community support.
			Project readiness: The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NY Forward area.
			Catalytic effect: The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NY Forward community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, enhance accessibility, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.
			Cost effectiveness: Investment of NY Forward funds in the project would represent an effective and efficient use of public resources.

Example Evaluation Results – Presented at LPC-4

Round 3 (Athens) Submitted Projects – Private

								lowhigh
ID	Project	Sponsor	Estimated Total Project Cost	NYF Funding Request	Match %	Alignment AT Goals	Alignment NYF Goals	Project Effectiveness
G	Renovate the Brooks Opera House to Accommodate a Restaurant, Event Venue, and Apartments	Athens Commons, LLC / B. and D. Beckmann	\$3,047,000	\$750,000	75%			
H	Renovate the Athens Studio to Expand Operations of a Boutique Clothing Business	Athens Studio NY	\$100,000	\$100,000	0%			
I	Restore a Historic Barn to House an Art and Architecture Studio	Carl Muehleisen Architecture, PLLC / Carl M.	\$257,000	\$120,000	53%			
J	Enhance Brewing Capacity at Night School Brewpub	Deep Fried Beers, LLC / John Osborne	\$160,000	\$120,000	25%			
K	Repair the Bulkhead at Ding's Lighthouse Marina	Ding's Lighthouse Marina / Lawrence Palmateer	\$400,000	\$300,000	25%			
L	Renovate the 9 North Franklin Street Duplex	DPF Development Corporation	\$167,000	\$125,000	25%			
M	Renovate the Mixed-Use Building at 13-17 Second Street	DPF Development Corporation	\$148,000	\$111,000	25%			
N	Rehabilitate the Historic Mixed-Use Structures at 6 & 8 South Franklin Street	Glenco Restoration / Michael Black	\$575,000	\$431,000	25%			
O	Modernize the Apartment Building at 18 Second Street	Philip Miller	\$84,000	\$63,000	25%			
P	Convert 94 North Franklin Street into a Mixed-Use Facility with Apartments and Co-Working Space	S. Abed, G. Zufall, H. Justice & L. M. Thomas	\$683,000	\$512,000	25%			
Q	Restore the Mixed-Use Building at 40 Second Street	Square Foot Holdings, LLC	\$151,000	\$113,000	25%			
R	Restore the Historic Stewart House and Upgrade the River Garden	Stewart House / Lois Ballinger	\$1,950,000	\$1,455,000	25%			
S	Improve the Tenth House Healing Center to Support Expanded Programming	Tenth House Health / Jennifer Sokolov	\$171,000	\$128,000	25%			
T	Redevelop the Trinity Church Building into a Wedding and Events Venue	Todd & Carol Bernard	\$595,000	\$446,000	25%			
U	Enhance the Multi-Unit Residential Building at 62 Second Street	Warren Arms, LLC / Joshua Lipsman	\$160,000	\$120,000	25%			
V	Restore the Facade at 46 Second Street	46 Second Street Realty, LLC / David Forbes	\$129,000	\$96,000	25%			
Private Total			\$8,777,000	\$4,990,000				
Overall Total			\$21,685,000	\$10,660,000				
Grant funding available				\$4,500,000	Target for SIP	\$6-8 million		

Submitted Projects

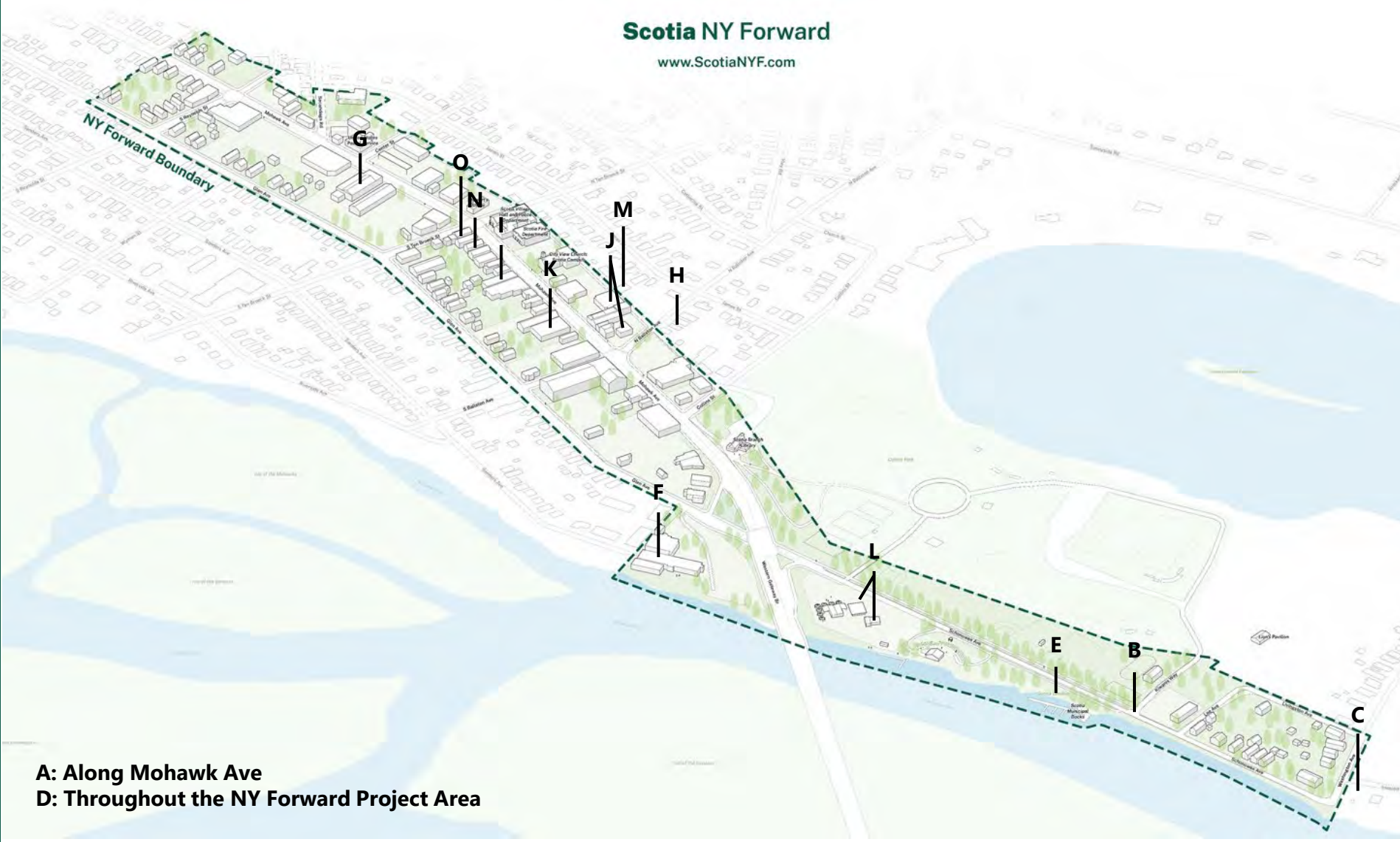
Overview

15 primary projects total,
from **11** distinct sponsors,
with **\$15.9 million** requested of NY Forward,
leveraging over **\$56 million** in total investment.

5 public projects from **1** sponsor, total ask of **\$3.5 million**, of \$8.5 million (59% match)

10 private projects from **10** sponsors, total ask of **\$12.4 million**, of \$47.6 million (74% match)

Submitted Projects



ID	Project
A	Reconstruct Mohawk Ave as a Safe and Connected Downtown Corridor
B	Improve Collins Park with Accessible Restrooms and Gateway Entrances
C	Complete Schonowee Trail Connections and Waterfront Overlooks
D	Establish a Downtown Small Project Fund for Commercial and Mixed-Use Improvements
E	Install an Accessible Recreational Launch at Scotia Landing
F	Transform Glen Sanders Mansion into Riverfront Housing
G	Construct Multifamily Housing at 217 Mohawk Ave
H	Transform a Ballston Corner into Mixed-Use Housing, Café, and Office Space
I	Convert 127 Mohawk Avenue into Affordable Mixed-Use Housing
J	Transform 102-114 Mohawk Ave into a Mixed-Use Gathering Destination
K	Restore and Enhance the Buildings at 113-115 Mohawk Ave for Mixed-Use
L	Construct Energy-Efficient Kitchen and Warehouse and Improve Pedestrian Safety at Jumpin' Jack's
M	Renovate and Construct Small Business Space at 104/107 John St
N	Rehabilitate 143 Mohawk Avenue for Expanded Mixed-Use Commercial Activity
O	Provide Space for Outdoor Dining and Community Events at Mohawk Taproom

Submitted Projects – Public

** Project not located within current NY Forward boundary*

ID	Project	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
A	Reconstruct Mohawk Ave as a Safe and Connected Downtown Corridor	Village of Scotia	\$6,500,000	\$2,000,000	75%
B	Improve Collins Park with Accessible Restrooms and Gateway Entrances	Village of Scotia	\$1,124,000	\$702,000	38%
C*	Complete Schonowee Trail Connections and Waterfront Overlooks	Village of Scotia	\$406,000	\$406,000	0%
D	Establish a Downtown Small Project Fund for Commercial and Mixed-Use Improvements	Village of Scotia	\$400,000	\$300,000	25%
E	Install an Accessible Recreational Launch at Scotia Landing	Village of Scotia	\$79,000	\$79,000	0%
Total for Public Projects			\$8,509,000	\$3,487,000	

Submitted Projects – Private

** Project not located within current NY Forward boundary*

ID	Project	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
F	Transform Glen Sanders Mansion into Riverfront Housing	GSM Apartments LLC	\$29,000,000	\$2,000,000	93%
G	Construct Multifamily Housing at 217 Mohawk Ave	DiamondHawk Holdings LLC	\$5,450,000	\$1,750,000	68%
H*	Transform a Ballston Corner into Mixed-Use Housing, Café, and Office Space	Dieterich Properties	\$4,235,000	\$2,000,000	53%
I	Convert 127 Mohawk Avenue into Affordable Mixed-Use Housing	Edward Rosenberg	\$3,000,000	\$2,250,000	25%
J	Transform 102-114 Mohawk Ave into a Mixed-Use Retail Destination	Jacob Koehler - Scotia Development Company	\$2,700,000	\$2,000,000	26%
K	Restore and Enhance the Buildings at 113-115 Mohawk Ave for Mixed-Use	Roy & Pamela Matthews	\$1,115,000	\$836,000	25%
L	Construct Energy-Efficient Kitchen and Warehouse and Improve Pedestrian Safety at Jumpin’ Jack’s	Jamie and Mark Lansing	\$1,000,000	\$750,000	25%
M*	Renovate and Construct Small Business Space at 104/107 John St	John Street Management LLC	\$697,000	\$523,000	25%
N	Rehabilitate 143 Mohawk Avenue for Expanded Mixed-Use Commercial Activity	Gerard George	\$209,000	\$157,000	25%
O	Provide Space for Outdoor Dining and Community Events at Mohawk Taproom	Mohawk Taproom	\$200,000	\$150,000	25%
Total for Private Projects			\$47,606,000	\$12,416,000	
Total for All Projects			\$56,115,000	\$15,903,000	

Reconstruct Mohawk Ave as a Safe and Connected Downtown Corridor



Sponsor Village of Scotia

Address Mohawk Avenue

Total NY Forward Funding Request **\$2,000,000**

Total Project Cost **\$6,500,000**

Match Percent **0%**



Existing Conditions on Mohawk Ave



Mohawk Ave Concept Plan (partial)

Description:

The project will reconstruct and enhance Mohawk Avenue, Scotia's primary downtown corridor, through new sidewalks, ADA-compliant curb ramps and crosswalks, pedestrian lighting, landscaping, street trees, gateway and wayfinding elements, curb extensions, and traffic-calming treatments. Drainage, utility, and pavement restoration will be completed as needed, and improvements will strengthen connections to the Schonowee Avenue multi-use trail. Building on the Downtown Connections and Envision Scotia plans, the project will improve safety, walkability, accessibility, and the corridor's commercial appeal.



Improve Collins Park with Accessible Restrooms and Gateway Entrances



Sponsor Village of Scotia

Address Collins Park /
Schonowee Ave

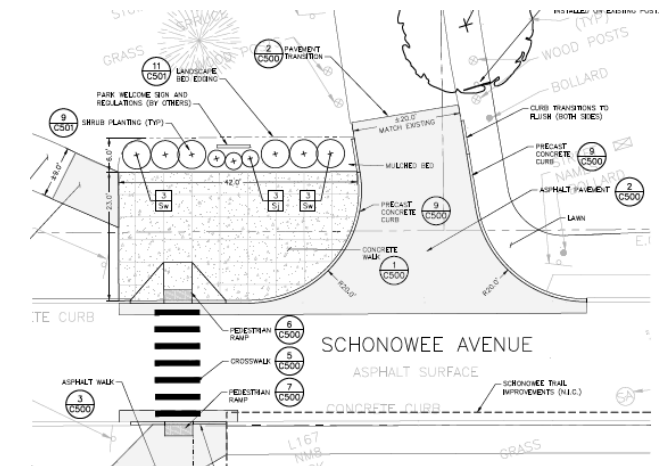
**Total NY Forward
Funding Request** **\$702,000**

Total Project Cost **\$1,124,000**

Match Percent **38%**



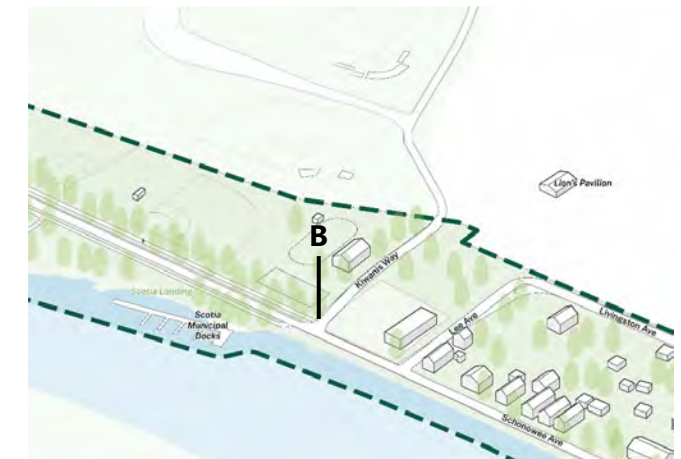
Existing Collins Park Entrance



Gateway Entrance Layout Plan

Description:

The project will improve Collins Park through coordinated accessibility and entrance upgrades, including replacement of the existing restroom facility, construction of a new two-stall ADA-compliant restroom on the park's east side, and enhanced park gateway features. Work will include demolition, foundations, plumbing, electrical and mechanical systems, utility connections, accessible routes, grading, restoration, signage, and related site work. These improvements will make the park more welcoming and inclusive, support recreation and community events, and strengthen the connection between downtown and the waterfront.



Complete Schonowee Trail Connections and Waterfront Overlooks



Sponsor

Village of Scotia

Address

NY Forward Project Area

Total NY Forward Funding Request

\$406,000

Total Project Cost

\$406,000

Match Percent

0%



Existing Trail



Aerial of Planned Improvement Locations

Description:

The project will complete three coordinated improvements along the Schonowee Trail corridor: an accessible overlook at the former bridge abutment, public overlook and site improvements at the former wastewater treatment plant, and a new trail segment through the National Grid easement at the east end of Iroquois Street. Work will include accessible connections, grading, drainage, restoration, signage, and related site improvements. The project will close a key trail gap, improve Mohawk River access, and strengthen connections among downtown, Collins Park, the waterfront, and Glenville.



Establish a Downtown Small Project Fund for Commercial and Mixed-Use Improvements



Sponsor Village of Scotia

Address NY Forward Project Area

Total NY Forward Funding Request	\$300,000 <i>(\$575k in interest)</i>
Total Project Cost	\$390,000+
Match Percent	25% minimum

Description:

The Village will establish a locally administered Small Project Fund to support visible, high-impact improvements at downtown commercial and mixed-use properties. Eligible projects may include façade and storefront rehabilitation, upper-floor and interior renovations, accessibility and code improvements, signage, exterior lighting, limited business equipment, and public art, subject to final NY Forward program rules. The Village will use an open application and selection process, require owner matching funds, and oversee implementation and long-term compliance.



Example group of facades



Install an Accessible Recreational Launch at Scotia Landing



Sponsor Village of Scotia

Address Scotia Landing

Total NY Forward Funding Request **\$79,000**

Total Project Cost \$79,000

Match Percent 0%



Existing Conditions



Proposed Kayak Launch

Description:

The project will install an accessible launch at Scotia Landing for kayaks, canoes, paddleboards, and other non-motorized watercraft. The final design may include an aluminum or modular floating launch, gangway, transfer features, shoreline connection, signage, and limited site restoration, subject to river conditions and permitting. The project will expand inclusive public access to the Mohawk River, strengthen Scotia Landing as a boating destination, support low-impact recreation, and create an amenity that can draw visitors to the waterfront and downtown businesses.



Transform Glen Sanders Mansion into Riverfront Housing



Sponsor

GSM Apartments LLC

Address

1 Glen Avenue

Total NY Forward Funding Request

\$2,000,000

Total Project Cost

\$29,000,000

Match Percent

93%



Existing Structure



Proposed Structure

Description:

Glen Sanders Mansion, a premier local facility for more than 40 years, will be redeveloped into a 101-unit residential community on the banks of the Mohawk River. The project will convert 17 existing hotel rooms into studio apartments, add a four-story structure above the existing hotel, and replace the existing ballroom with a new six-story structure. The existing restaurant and original building will remain. Amenities will include outdoor gathering patios, plunge pools, a fitness and wellness studio, saunas, community rooms, smart-building features, a package room, and a second elevator.



Construct Multifamily Housing at 217 Mohawk Ave



Sponsor DiamondHawk Holdings LLC

Address 217 Mohawk Avenue

Total NY Forward Funding Request **\$1,750,000**

Total Project Cost \$5,450,000

Match Percent 68%



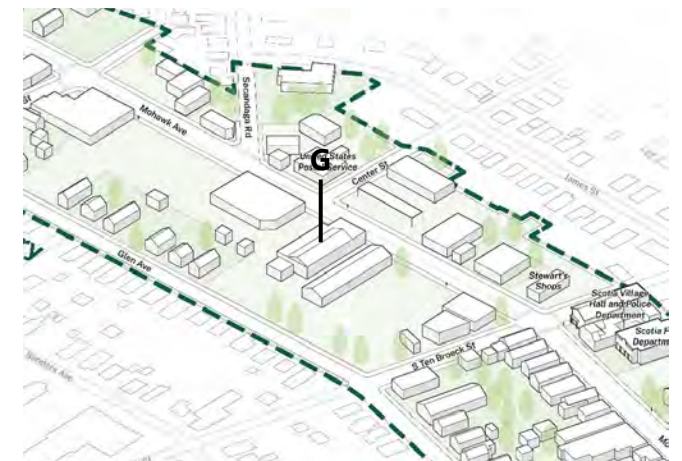
Existing Building



Proposed Plan

Description:

Demolish the vacant, functionally obsolete former bowling alley and church at 217 Mohawk Avenue and construct a four-story, 20-unit market-rate multifamily building. The project will provide 20 one-bedroom, one-bathroom apartments, a ground-floor lobby, elevator and mechanical core, and 14 off-street parking spaces, including ADA-accessible parking. Located on Mohawk Avenue near downtown businesses and the Mohawk-Hudson trail network, the project will replace an underutilized commercial property with new housing and support downtown Scotia revitalization.



Transform a Ballston Corner into Mixed-Use Housing, Café, and Office Space



Sponsor

Dieterich Properties

Address

102-104-106 N Ballston Avenue

Total NY Forward Funding Request

\$2,000,000

Total Project Cost

\$4,235,000

Match Percent

53%



Existing Buildings



Proposed Development

Description:

The project will remove three aging residential structures and construct a new 14,700-square-foot, four-story mixed-use building at a prominent downtown Scotia gateway. The development will include approximately 10 upper-floor residential units, a ground-floor neighborhood café with outdoor dining, and Class A office space for professional services and small businesses. Widened sidewalks, pedestrian amenities, streetscape improvements, and dedicated snow-storage areas will improve connections to Collins Park and nearby destinations. The project will expand housing and commercial activity while creating an active, year-round, pedestrian-oriented downtown destination.



Convert 127 Mohawk Avenue into Affordable Mixed-Use Housing



Sponsor

Edward Rosenberg

Address

127 Mohawk Avenue

Total NY Forward Funding Request

\$2,250,000

Total Project Cost

\$3,000,000

Match Percent

25%



Existing Building

No image provided for proposed work

Description:

The project will renovate the largely vacant 17,245-square-foot commercial building at 127 Mohawk Avenue into a mixed-use property with two retained ground-floor retail storefronts and at least 24 new affordable studio and one-bedroom apartments. Interior spaces currently used for offices, a gym, and a karate studio will be reconfigured to create housing, taking advantage of existing ceiling heights and potentially adding up to 2,500 square feet at the rear. The project may also include a resident laundry facility and rooftop solar panels.



Match Percent 26%

The project will redevelop approximately 0.5 acres along Mohawk Avenue into a cohesive mixed-use downtown destination. Work will rehabilitate and adapt existing commercial buildings for greenhouse food production and café uses, while improving façades, entrances, building systems, and accessibility. The project will reconstruct parking and pedestrian circulation and create landscaped outdoor dining, gathering, and pocket-park areas. These improvements will transform a fragmented, asphalt-dominated site to support local business, food production, hospitality, and publicly accessible community space.

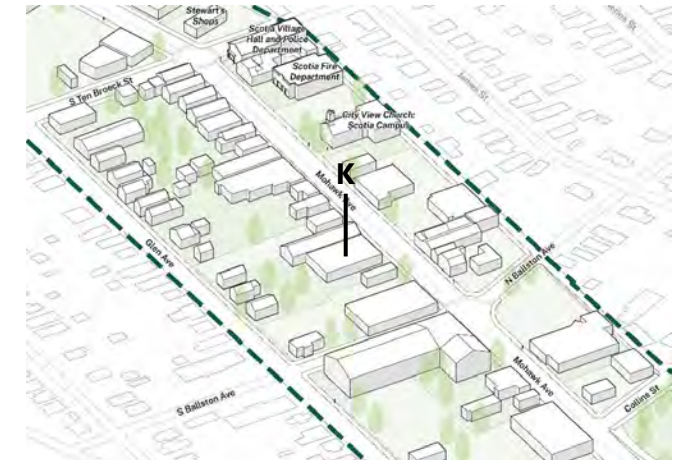


Total NY Forward Funding Request	\$836,000
Total Project Cost	\$1,115,000
Match Percent	25%



No image provided for proposed work

The project will restore and enhance the mixed-use building at 113–115 Mohawk Avenue. The property includes eight apartments above two retail businesses and a warehouse. Proposed improvements will restore the building and explore upgrades to the warehouse that could create two additional storage areas. The project aims to enhance a valued mixed-use property.



Construct Energy-Efficient Kitchen and Warehouse and Improve Pedestrian Safety at Jumpin' Jack's



Sponsor Jamie and Mark Lansing

Address 5 Schonowee Ave

Total NY Forward Funding Request **\$750,000**

Total Project Cost \$1,000,000

Match Percent 25%



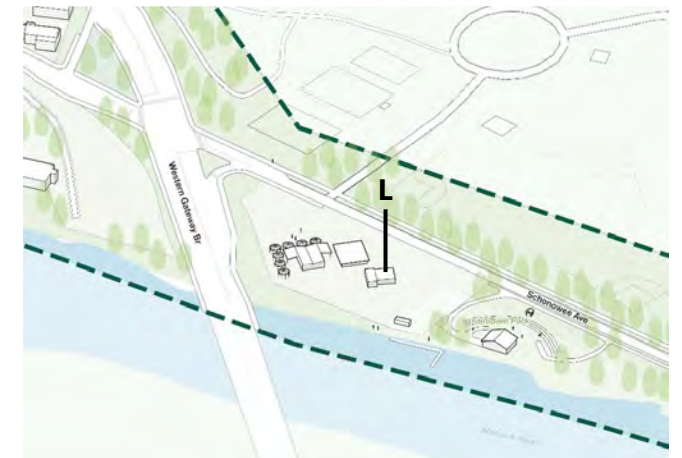
Existing Building



Proposed Building

Description:

The project will remove an aging structure and construct a new, energy-efficient two-story commercial warehouse and kitchen facility on Schonowee Avenue. The 2,900-square-foot-footprint building will provide 4,800 square feet of usable space for food storage, a workshop, walk-in cooler and freezer, full-service kitchen, and two single bathrooms. The project will preserve the historic rooftop sign and construct sidewalks along the southeast side of Schonowee Avenue to improve pedestrian safety and enable riverfront wayfinding. The new facility will replace an inefficient food trailer and support expanded service during village events.



Renovate and Construct Small Business Space at 104/107 John St



Sponsor John Street Management LLC

Address 104/107 John Street

Total NY Forward Funding Request \$523,000

Total Project Cost \$697,000

Match Percent 25%



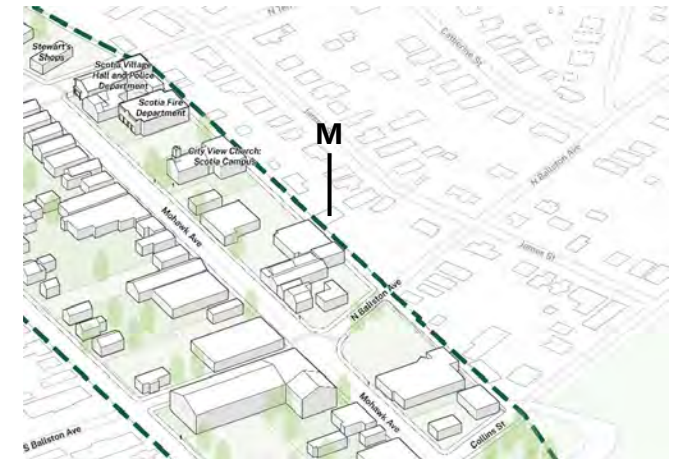
Existing Conditions



Proposed Site

Description:

The project will renovate the mixed-use building at 104 John Street and construct a new three-unit commercial building on the vacant, derelict lot at 107 John Street in downtown Scotia. Improvements include façade, siding, window, roofing, pavement, and heating-system upgrades at 104 John Street, as well as approximately 1,750–2,300 square feet of flexible small-business space at 107 John Street. The project will activate an underutilized site, support up to three service-based businesses, and improve the appearance and economic vitality of the downtown area.



Rehabilitate 143 Mohawk Avenue for Expanded Mixed-Use Commercial Activity



Sponsor

Gerard George

Address

143 Mohawk Avenue

**Total NY Forward
Funding Request**

\$157,000

Total Project Cost

\$209,000

Match Percent

25%



Existing Storefront



Proposed Storefront

Description:

The project will rehabilitate 143 Mohawk Avenue, a mixed-use property supporting Perk & Panini, residential uses, and Capital District Flowers/Focus New York. Improvements will include an outdoor café seating area, storefront and façade upgrades, pedestrian lighting, accessibility improvements, landscaping, commercial-space renovations, floral production and storage improvements, HVAC and electrical upgrades, and rear-site drainage and parking improvements. The project will strengthen existing businesses, improve the property's functionality and streetscape presence, support employment and programming, and increase pedestrian activity along Mohawk Avenue.



Provide Space for Outdoor Dining and Community Events at Mohawk Taproom



Sponsor

Mohawk Taproom

Address

153 Mohawk Avenue

Total NY Forward Funding Request

\$150,000

Total Project Cost

\$200,000

Match Percent

25%



Existing Site



Proposed Additions

Description:

The project will transform 153 Mohawk Avenue, home to Mohawk Taproom & Grill and The Loft, into a year-round outdoor dining, entertainment, and community-event destination. Improvements will include a new outdoor pavilion and flexible event space; redesigned rear-site areas with landscaping, lighting, seating, hardscapes, fencing, and improved pedestrian circulation; and enhanced front-entry and façade features. Site infrastructure, drainage, utility, and future accessibility improvements will strengthen functionality and safety while expanding event capacity, activating underutilized space, and reinforcing the property as a key downtown Scotia anchor.



Small Project Interest Letters – All Received

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
a	Rehabilitate and Restore Historic 133 Mohawk Ave	The project will rehabilitate and preserve the owner-occupied business and residence at 133 Mohawk Avenue. Constructed in 1888 and home to Koch Land Surveyors, the building requires exterior siding rehabilitation, improved moisture protection, restoration of original Victorian architectural features, and a safe enclosed exterior staircase. The work will stabilize the aging building, prevent further deterioration, improve access and weather protection, and maintain its active commercial and residential uses.	Jason Koch	\$125,000	\$115,000	8%
b	Renovate Scotia Cinema Façade and Install Electronic Marquee Sign	The project will renovate the façade of Scotia Cinema at 117 Mohawk Avenue, a locally owned independent movie theater in downtown Scotia. Improvements will include façade rehabilitation above and below the existing marquee and installation of a new 6-millimeter electronic sign.	Richard Adams	\$101,000	\$75,000	26%
c	Renovate 131 Mohawk Ave with New Electrical, HVAC, and Façade	The project will renovate 131 Mohawk Ave by replacing the aging electrical service, installing new heating systems for the commercial space as well as the two residential units, and making improvements to the facade and the commercial space.	Edward Rosenberg	\$100,000	\$75,000	25%
d	Enhance Façade, Access, and Parking at 238 Mohawk Ave	The project at 238 Mohawk includes painting the building façade; replacing garage doors; converting the Mohawk Avenue-facing garage door into a modern window or opening; installing fencing to establish entry from Mohawk Avenue and exit onto North Reynolds Street; repaving the parking lot; and replacing building signage.	Jeffery Jackson	\$92,000	\$69,000	25%
e	Restore Façade on 137 Mohawk Ave	This project proposes to reinvigorate the exterior of 137 Mohawk by replacing the low planter walls, the roof and fascia of the awning, and the four front windows, as well as repointing the brick.	Roy and Pamela Matthews	\$91,000	\$68,000	25%
f	Restore Façade on 147 Mohawk Ave	This project proposes to reinvigorate the building at 147 Mohawk by repairing, repointing, and painting the brick; replacing four windows; installing new glass storefronts; and replacing the concrete hardscaping.	Roy and Pamela Matthews	\$69,000	\$52,000	25%

Small Project Interest Letters – All Received

ID	Project Title	Short Description	Sponsor	Estimated Total Project Cost	NY Forward Funding Request	Match %
g*	Lions Splash Pad Improvements in Collins Park	The Scotia-Glenville Lions wish to partner with the Scotia Rotary to further improve the Splash Pad by adding shade structures and permanent benches to make the area more comfortable for parents and children. Construction will be done with volunteer labor when possible and Scotia municipal workers for heavier tasks. Scotia municipal workers will maintain the structures in the future.	Eric Buskirk, Scotia Glenville Lions VP	\$64,000	\$48,000	25%
h	Weird-o Games Relocation and Building Improvements	Weird-o Games proposes to relocate to the former-Scotia Diner building while making investments to accommodate the change in use. These include new signage, new kitchen equipment, updated interior finishes, and upgrades to security, alarm, and IT amenities.	Jason DePasquale	\$43,000	\$26,000	40%
i	Restore Façade on 135 Mohawk Ave	This project proposes to restore and repair entryways to the building at 135 Mohawk while also replacing seven windows and the old boiler.	Roy and Pamela Matthews	\$40,000	\$30,000	25%
j	Renovate 125 Mohawk Ave with Façade, Accessibility, and HVAC Improvements	The project proposes to renovate the building at 125 Mohawk by installing an ADA-compliant entry ramp and improving the HVAC system to allow separate controls for the upstairs apartment.	Edward Rosenberg	\$14,000	\$11,000	21%
k	Restore Façade on 109 Mohawk Ave	This project would restore the side façade of the building at 109 Mohawk by removing deteriorating plaster finish and re-plastering.	Roy and Pamela Matthews	\$8,000	\$6,000	25%
				\$622,000	\$460,000	

* Project not located within current NY Forward boundary

Submitted Interest Letters for SPF



Scotia NY Forward

www.ScotiaNYF.com

ID	Project
a	Rehabilitate and Restore Historic 133 Mohawk Ave
b	Renovate Scotia Cinema Façade and Install Electronic Marquee Sign
c	Renovate 131 Mohawk Ave with New Electrical, HVAC, and Façade
d	Enhance Façade, Access, and Parking at 238 Mohawk Ave
e	Restore Façade on 137 Mohawk Ave
f	Restore Façade on 147 Mohawk Ave
g	Lions Splash Pad Improvements in Collins Park
h	Weird-o Games Relocation and Building Improvements
i	Restore Façade on 135 Mohawk Ave
j	Renovate 125 Mohawk Ave with Façade, Accessibility, and HVAC Improvements
k	Restore Façade on 109 Mohawk Ave

Preliminary Project Evaluation

Projects Outside of NYF Boundary



ID	Project
C	Complete Schonowee Trail Connections and Waterfront Overlooks
H	Transform a Ballston Corner into Mixed-Use Housing, Café, and Office Space
M	Renovate and Construct Small Business Space at 104/107 John St
SPF	
g	Lions Splash Pad Improvements in Collins Park

Projects Outside of NYF Boundary



Scotia NY Forward

www.ScotiaNYF.com

ID	Project
C	Complete Schonowee Trail Connections and Waterfront Overlooks
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SPF	
g	Lions Splash Pad Improvements in Collins Park

Any projects to be removed?

Reasons for removal at this point:

- **Projects not eligible for NY Forward funding**

- standalone planning
- O&M
- pre-award costs
- property acquisitions

- **Projects not meeting NY Forward requirements**

- location outside of NY Forward boundary
- clearly unable to break ground within 2 years
- lacking transformative size and scale  potential inclusion in Small Projects Fund
- Sponsor lacking legal authority to undertake project

Additional information?

Reasons for needing additional information:

- **Cost estimate lacking detail or accuracy**
- **Description lacking detail or supporting visualization**
- **Sponsor capacity to execute not sufficiently documented**
- **Project readiness and timeframe not sufficiently documented**
- **Other...**

Evaluation Criteria

High Med Low Alignment with Scotia NY Forward Goals

			Expand mixed-use housing and reinvest in underutilized properties.
			Reinvigorate downtown storefronts and support local business growth.
			Celebrate Scotia's history, creativity, and village identity.
			Enhance pedestrian safety and comfort along Mohawk and Schonowee Avenues.
			Better connect downtown businesses to recreational amenities.

High Med Low Alignment with State NY Forward Goals

			Create an active downtown with a strong sense of place that reflects the community's heritage and culture.
			Attract new businesses that create a robust mix of shopping, entertainment, and service options for residents and visitors, and that provide job opportunities for a variety of skills and salaries.
			Enhance public spaces for arts and cultural events that serve the existing members of the community but also draw in visitors from around the region.
			Cultivate a variety of housing opportunities that help build an inclusive and welcoming community.
			Grow the local tax revenue.
			Provide amenities that support and enhance downtown living and quality of life for people of all ages, abilities, incomes, and backgrounds.
			Reduce greenhouse gas emissions and support investments that are more resilient to future climate change impacts

High Med Low Project Effectiveness

			State and local goals: The project should be aligned with State and local goals and demonstrate strong community support.
			Project readiness: The project should be well-developed and poised to proceed in the near-term in a way that will jump start the redevelopment of the NY Forward area.
			Catalytic effect: The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment at a scale appropriate for the NY Forward community.
			Co-benefits: The project will result in secondary benefits to both the community and project developer, beyond the primary goal of the project itself, which will generate additional economic activity, grow the local property tax base, improve quality of life in the neighborhood, enhance accessibility, and/or result in improved buildings likely to create healthier, more comfortable, and productive environments in which to live and work.
			Cost effectiveness: Investment of NY Forward funds in the project would represent an effective and efficient use of public resources.

Local Planning Committee Q&A

Public Comment

Please submit comments to
ScotiaNYF@gmail.com

Closing Remarks

Mayor David Bucciferro

Next Steps

- ✓ Follow-up with Project Sponsors for needed information
- ✓ Work with Project Sponsors to develop proposals further
- ✓ Begin preparing for Public Workshop 2 and LPC Meeting 4
- ✓ **LPC Members to submit Project Evaluation Worksheets by Oct 14**



Thank you!

