



**Mixed-Use
Housing**



**Local Business
Growth**



**Village
Identity**



**Pedestrian
Safety**



**Recreational
Connectivity**



Construct Multifamily Housing at 217 Mohawk Ave



Project Location

217 Mohawk Ave

Project Type

New Development

Project Sponsor:

Ravi & Subhash
Modasra

Property Ownership

DiamondHawk
Holdings LLC

Total Project Cost

\$5,450,000

NY Forward Request

\$1,750,000

Sponsor Match

68%

Project Overview

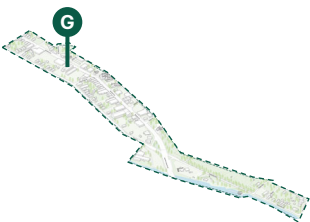
This project proposes to demolish the vacant, functionally obsolete former bowling alley and church at 217 Mohawk Avenue and construct a four-story market-rate multifamily building. The project will provide approximately 20 one-bedroom, one-bathroom apartments, a ground-floor lobby, elevator and mechanical 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.

Comments



NY Forward

Construct Multifamily Housing at 217 Mohawk Ave



217 Mohawk Ave

Existing Site Conditions

The existing building at 217 Mohawk Avenue was originally constructed as a bowling alley and was recently occupied by a church. The structure is in poor condition, with dated and obsolete finishes throughout, and requires the kind of costly, comprehensive mechanical, electrical, structural, and cosmetic work that is not economically supported given the building's current configuration.

Capacity & Partners

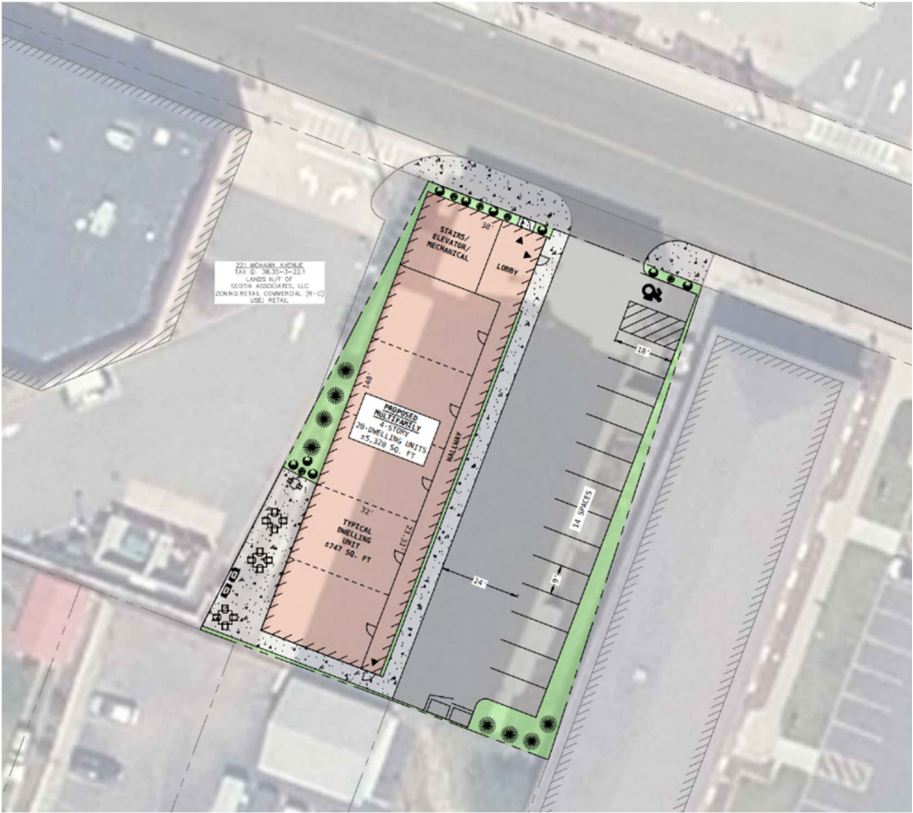
The sponsors have experience with multifamily and hospitality acquisition and development in the \$5-50 million range across the Capital Region.

Alignment with Vision & Goals

Project directly advances multiple components of the vision and the Village's stated NYF goals.

Readiness & Timeframe

The sponsor has the property under contract, with closing anticipated by December 31, 2026, and has engaged Verity Engineering to prepare a concept site plan and complete preliminary due diligence on zoning, parking requirements, and site conditions. Double Diamond General Contractors — the sponsor's own in-house general contractor — is ready to move directly into pre-construction once project financing is in place.



Above: Proposed Improvements

Project Category	Project Size	NY Forward Request
 New Development	 Large	 \$1,750,000