



**Mixed-Use
Housing**



**Local Business
Growth**



**Village
Identity**



**Pedestrian
Safety**



**Recreational
Connectivity**



Rehabilitate 143 Mohawk Avenue for Expanded Mixed-Use Commercial Activity



Project Location

143 Mohawk Ave

Project Type

Redevelopment/
Renovation

Project Sponsor

Gerard George

Property Ownership

Gerard Family
Enterprises

Total Project Cost

\$209,000

NY Forward Request

\$157,000

Sponsor Match

25%

Project Overview

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.

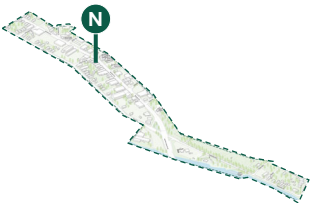
The project will strengthen existing businesses, improve the property's functionality and streetscape presence, support employment and programming, and increase pedestrian activity along Mohawk Avenue.

Comments



NY Forward

Rehabilitate 143 Mohawk Avenue for Expanded Mixed-Use Commercial Activity



143 Mohawk Ave

Existing Site Conditions

This is an occupied mixed-use property in the downtown corridor with active café, residential, and horticultural uses. But aging storefront, interior and mechanical components, limited outdoor seating, and accessibility deficiencies restrict its functionality. The rear site has uneven, deteriorated paving and drainage issues, with additional needs for improved parking, pedestrian circulation, waste screening, landscaping, and lighting.

Capacity & Partners

George Family Enterprises brings direct experience owning, operating and improving mixed-use properties, including managing leasing, maintenance, contractors, capital improvements, and budgets at 143 Mohawk Avenue. The sponsor is developing estimates, budgets and financing options.

Alignment with Vision & Goals

The project aligns with Village goals by revitalizing a downtown storefront, supporting local businesses, preserving an existing mixed-use property, and improving pedestrian comfort through enhanced entrances, lighting and outdoor café seating. Energy-efficient systems and drainage upgrades support sustainable, resilient growth, while comprehensive reinvestment aims to encourage further private investment along Mohawk Avenue.

Readiness & Timeframe

Preliminary renderings and project concepts have been prepared; contractor pricing has begun; written HVAC and site/paving estimates have been obtained; and secured private financing.



Above: Rendering of proposed new building

Project Category	Project Size	NY Forward Request
 Redevelopment / Renovation	 Small	 \$157,000