



**Mixed-Use
Housing**



**Local Business
Growth**



**Village
Identity**



**Pedestrian
Safety**



**Recreational
Connectivity**



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



Project Location

104 / 107 John St.

Project Type

Redevelopment/
Renovation

Project Sponsor

Erik Buskirk / Andrew
Kohout

Property Ownership

John Street Mgmt. LLC

Total Project Cost

\$697,000

NY Forward Request

\$523,000

Sponsor Match

25%

Project Overview

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.

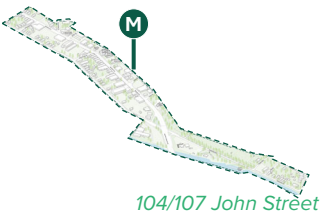
Improvements include façade, siding, window, roofing, pavement, and heating-system upgrades at 104 John Street, as well as approximately 1,750–2,300 square feet of flexible small-business space at 107 John Street. The project will activate an underutilized site, support up to three service-based businesses, and improve the appearance and economic vitality of the downtown area.

Comments



NY Forward

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



Existing Site Conditions

The property is a three-unit mixed-use building with two residential apartments and one office/retail space. While major systems are operational, the exterior shows deterioration, including missing bricks, damaged wood trim, and structural concerns with the original staircase. Interior updates are needed for kitchens, bathrooms, and the HVAC system, which have not been modernized in over 20 years.

Capacity & Partners

The applicants demonstrate project capacity through their 2020 renovation of 104 John St, including residential modernization and commercial upgrades. Their 2025 acquisition of 107 John St and surveys of both properties in early 2026 show continued progress toward redevelopment.

Alignment with Vision & Goals

Adding 3 new businesses to the Scotia downtown will be a great addition while providing valuable tax revenue. This project will help beautify the downtown area. Exterior improvements will aid the overall aesthetics of the downtown while keeping with the historical nature of the service-based businesses on John St.

Readiness & Timeframe

Project readiness is supported by completed surveys, preliminary architectural plans, a rental market study, a contractor quote, and financial analysis indicating viability pending funding.

Project Category

Redevelopment / Renovation

Project Size

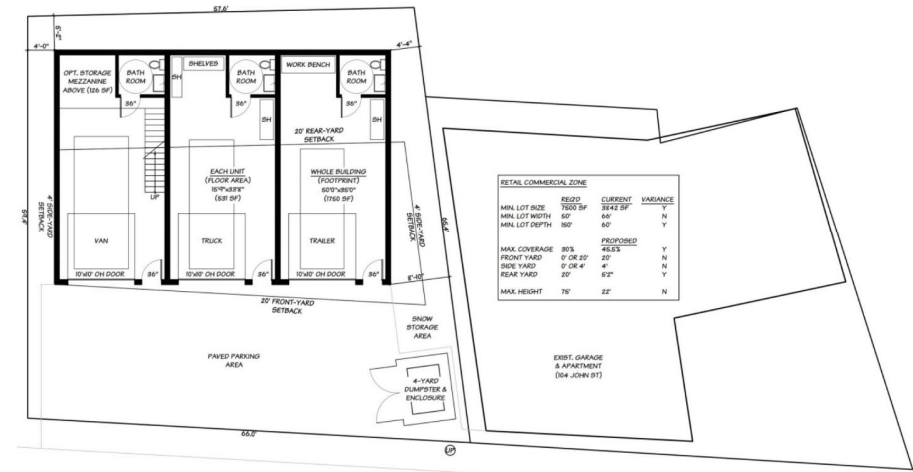
Medium

NY Forward Request

\$523,000



Above: Rendering of proposed new building



Above: Proposed Site Plan