

NY Forward - Capital Region

Scotia

Local Planning Committee (LPC)

Meeting #2

August 19, 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
- Downtown Assessment
- Public Workshop #1 Overview
- Vision and Goals
- Public Comment
- Closing Remarks



Collins Park

Opening Remarks

Mayor David Bucciferro



NY Forward

Code of Conduct

Code of Conduct - Preamble

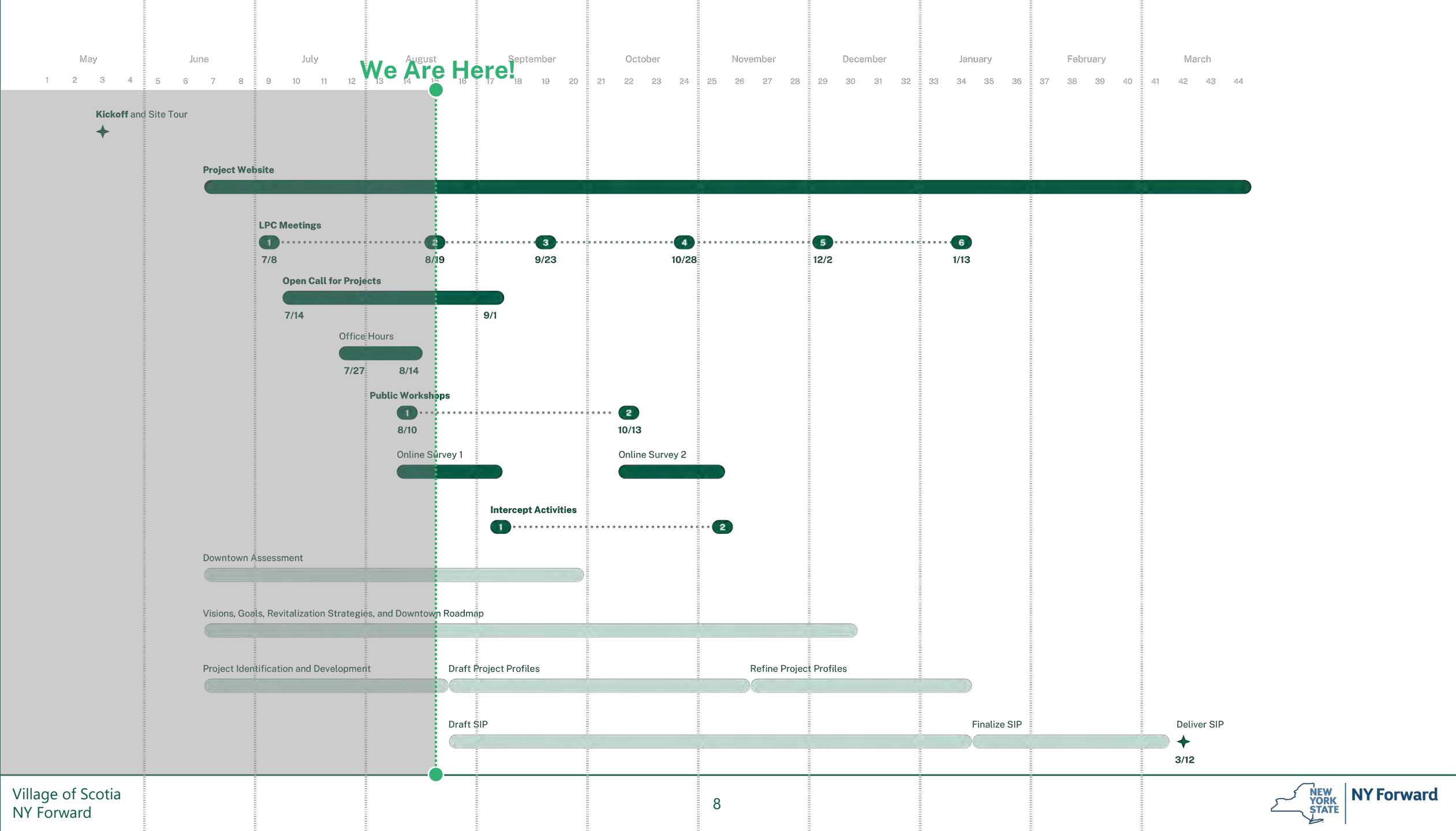
Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please 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

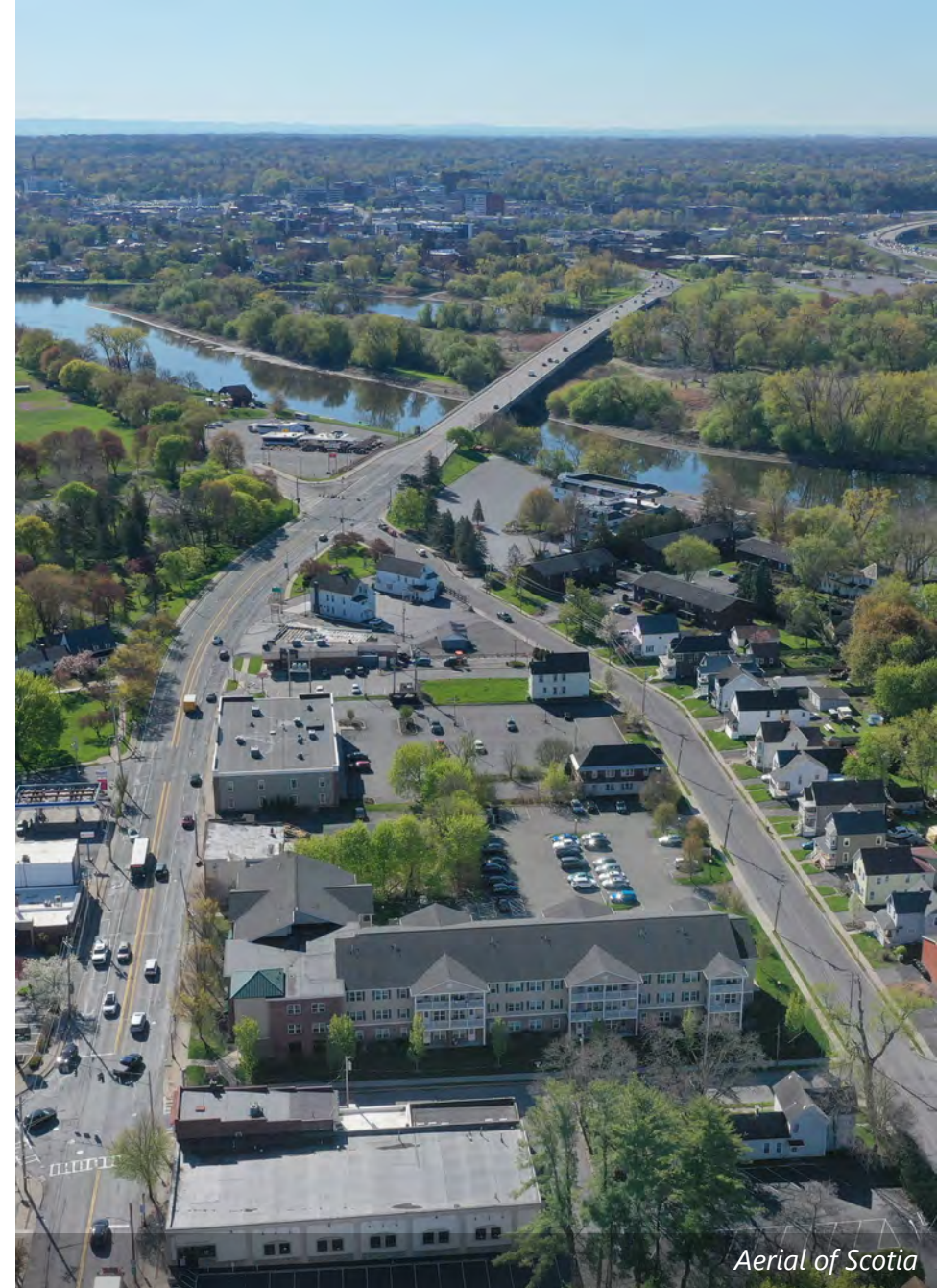


What's been done so far?

- ✓ 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 – IN PROGRESS**

What's on the horizon?

- ❑ **Sept 1** **Open Call for Projects - DUE**
- ❑ Sept 23 LPC Meeting #3
- ❑ **Oct 13** **Public Workshop #2**
- ❑ Oct 28 LPC Meeting #4
- ❑ Dec 2 LPC Meeting #5
- ❑ Jan 13 LPC Meeting #6 (if needed)



Aerial of Scotia

Downtown Assessment

Downtown Assessment

...provides a **clear, concise, and compelling story** of the downtown through data, visuals, local insights, and on-the-ground observations.

...highlights **key trends, opportunities, and challenges** to lay the foundation for the development of revitalization strategies.

...is not intended to provide a comprehensive technical description of the downtown, but rather an **analysis of the demographics, market conditions, local economy, and other characteristics** that are related to revitalization efforts.

...allows the reader to **understand why this downtown will benefit from the NY Forward program** and provides a **logical basis for the projects** recommended for NY Forward funding.

Scotia NY Forward

www.ScotiaNYF.com



Downtown Assessment

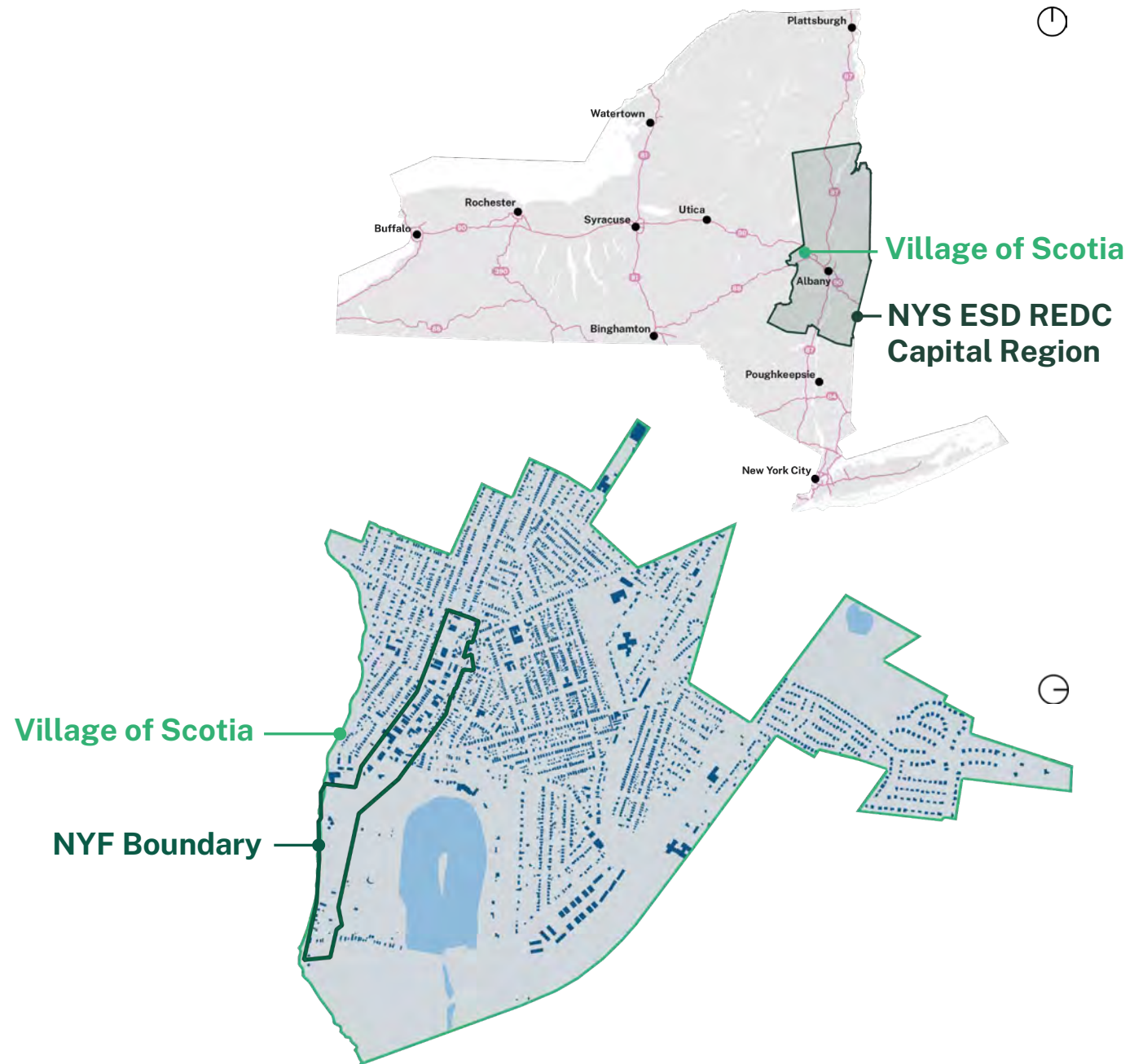
1. Study Area
2. Historical and Regional Context
3. REDC Priorities
4. Recent Plans and Investments
5. Downtown Snapshot
6. Downtown Character
 - i. Public Realm
 - ii. Building Form and Conditions
 - iii. Downtown Identity
 - iv. Downtown Economy
 - v. Downtown Housing
7. Key Observations



Businesses along Mohawk Ave

1. Study Area

- Scotia is located in **Schenectady County** along the **Mohawk River**, north of Schenectady.
- The Village covers **1.8 square miles of land**, with a population of **~7,300 residents**.
- The NY Forward area centers on **Mohawk Avenue** – Scotia's primary commercial corridor – and **Schonowee Avenue**, which has waterfront access points and recreational amenities.



2. Historical and Regional Context

- Pre-1700s** Homeland of the Mohawk Nation, the easternmost nation of the Haudenosaunee Confederacy
- Early 1700s** Alexander Lindsay Glen acquires land and establishes Scotia, Glen Sanders Mansion dates partly back to 1713
- 1730s** Abraham Glen House constructed, one of the region's oldest surviving homes
- 1754** Scotia was the location of military encampment during the French and Indian War of 1754 and again during War of 1812
- 1825** Opening the Erie Canal transforms area into a major transportation corridor, linking local producers to statewide national markets and accelerating commercial growth
- 1800s** Scotia evolves from an agricultural settlement into a manufacturing village known for broom production, at one point producing more than one million brooms annually
- 1904** Village of Scotia formally incorporated and throughout 20th century became a community for Schenectady employees, such as General Electric



Glen Sanders House



Broom Making in Scotia in the 1800s

2. Historical and Regional Context

- 1910** The Lock E8 dam developed as a state regulated hydroelectric dam that generates power and plays a crucial role in regulating water levels along Erie Canal and Mohawk River; still in operation today
- 1918** Completion of New York's Barge Canal along the Mohawk River modernizes freight transportation, key industrial and logistics corridor
- 1942-1971** Scotia Naval Supply Depot serves as a major wartime and postwar logistics center for US Navy, employing more than 2,000 workers at its peak, occupying 337 acres
- 1998** The Schenectady Metroplex Development Authority ("Metroplex") established as a public benefit corporation by the State of New York to institute a comprehensive, coordinated program of economic development activities in Schenectady County.
- 2010-2015** After the Naval Supply Depot closure, the Federal government began to address contamination from historical operations. The area was then developed into the Glenville Business and Technology Park, with 20+ owners of parcels within the park.
- 2018** Remaining federal property of the Naval Supply Depot area acquired by the Metroplex for economic development.
- Today** Walkable village center, historic building stock, riverfront access, and ties to Schenectady's regional economy



Lock E8 Dam in Scotia, still in operation today



Secretary Francis P. Whitehair at the Naval Supply Depot, Scotia, New York

3. REDC Priorities

As a NY Forward community, Scotia will be designated a “Catalyst Community” by the CREDC.

Focus areas for the Capital Region are projects within 10 miles of Catalyst Communities that promote:

People – workforce development, affordable housing, childcare

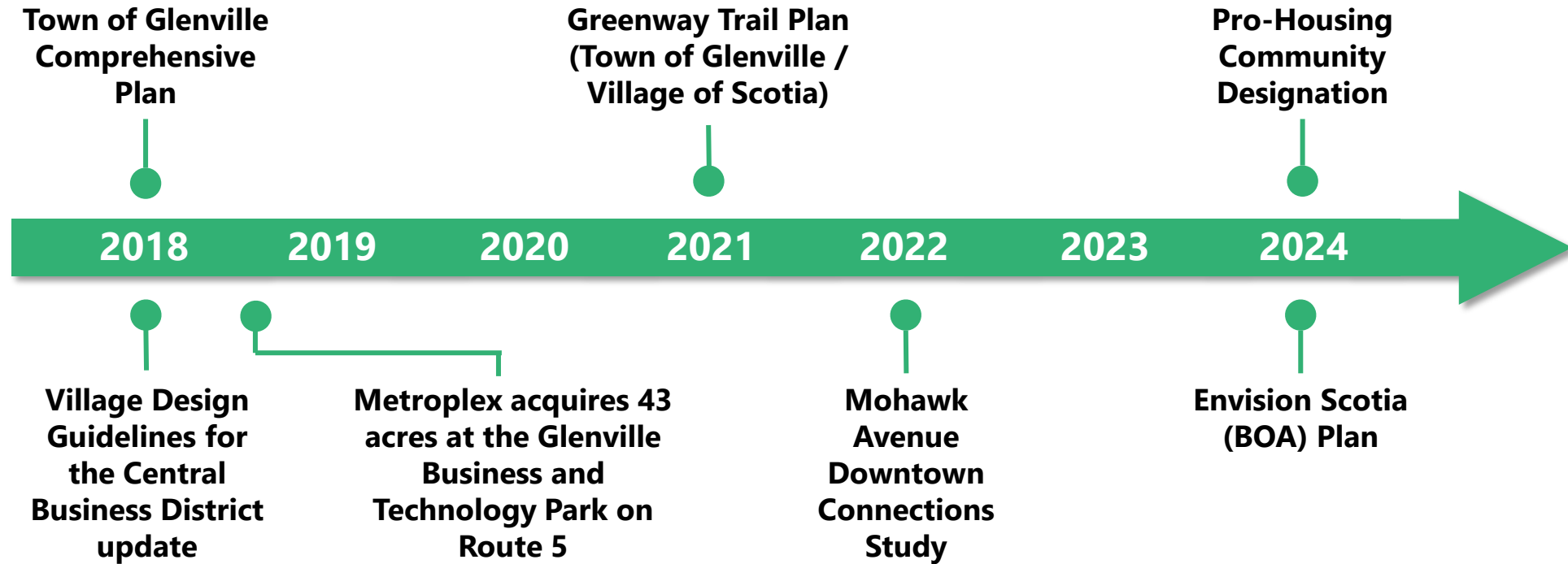
Place – placemaking, sustainable growth, infrastructure improvements

Innovate – entrepreneurship, intrapreneurship, research

Grow – targeted tech industries (clean energy, life sciences, semiconductors, software development)



4. Recent Plans and Policies



4. Recent Plans and Policies

The Village's NYF builds directly on the recent **Envision Scotia (BOA) Plan** completed in 2024, which combined extensive public engagement and new recommendations with past plan recommendations. Plan goals included:

- Encourage economic development and investment;
- Maintain Village character;
- Improve connectivity;
- Highlight community assets; and
- Support and enhance community services.



Final | April 2024 - Village of Scotia, Schenectady County



This document was prepared for the Village of Scotia and New York State Department of State with State funds provided through the Brownfield Opportunity Area Program.

4. Recent Investments

\$11.1m in recent public investments

Streetscape & Trail Connectivity

- TAP & OPRHP-funded trail projects on Washington & Schonowee
- Recent BOA Pre-Development grant to advance Mohawk Ave streetscape design

Small Business Support

- ARPA small business grants

Parks & Recreation

- OPRHP-EPF funded improvements to Collins Park
- \$500k federal CPF grants from Congressman Tonko

Municipal Buildings

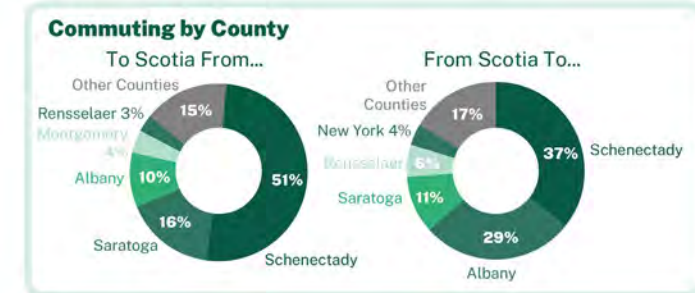
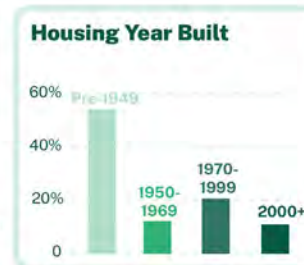
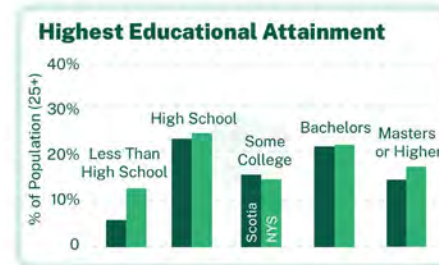
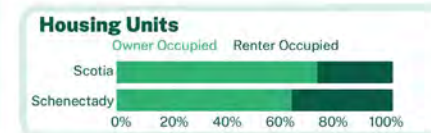
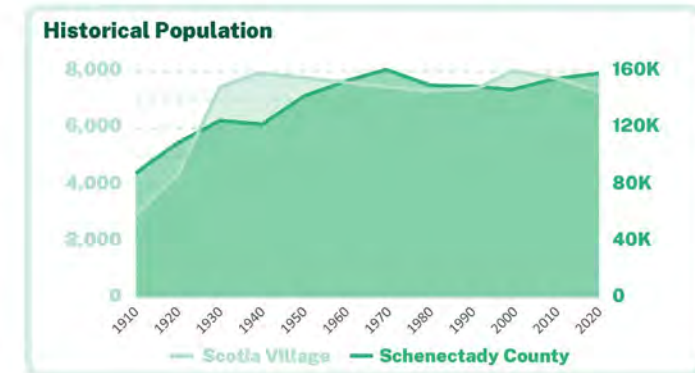
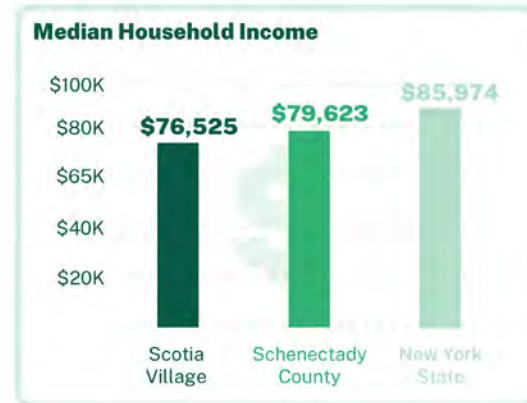
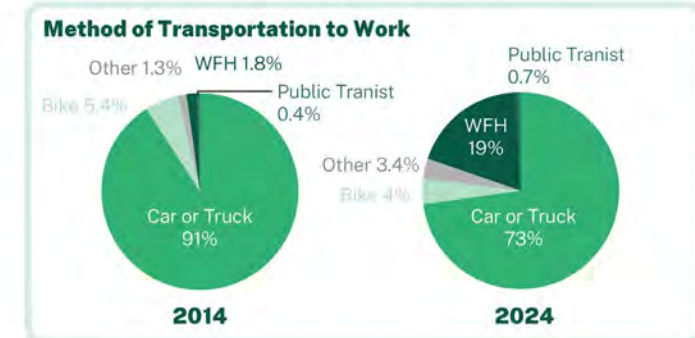
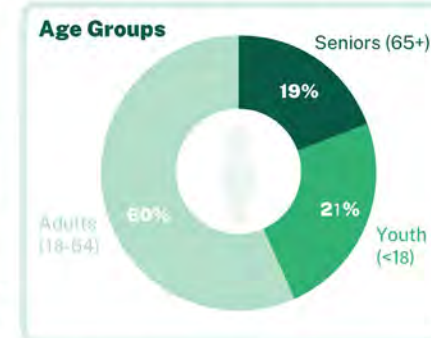
- \$1M CDBG grant for Village Hall improvements
- New Firehouse



5. Downtown Snapshot

- Population **grew rapidly in the early 1900s**, since stabilizing and **slightly declining** over the past decade.
- The **median value** of owner-occupied units is **\$190K** (\$257K in Schenectady County).
- Work-from-home** percentage increased **10.5x** from 2014 to 2024.
- Over half of **housing units** were **built more than 75+ years ago**.

Data Source: Census American Community Survey (2014-2024)



6. Downtown Character

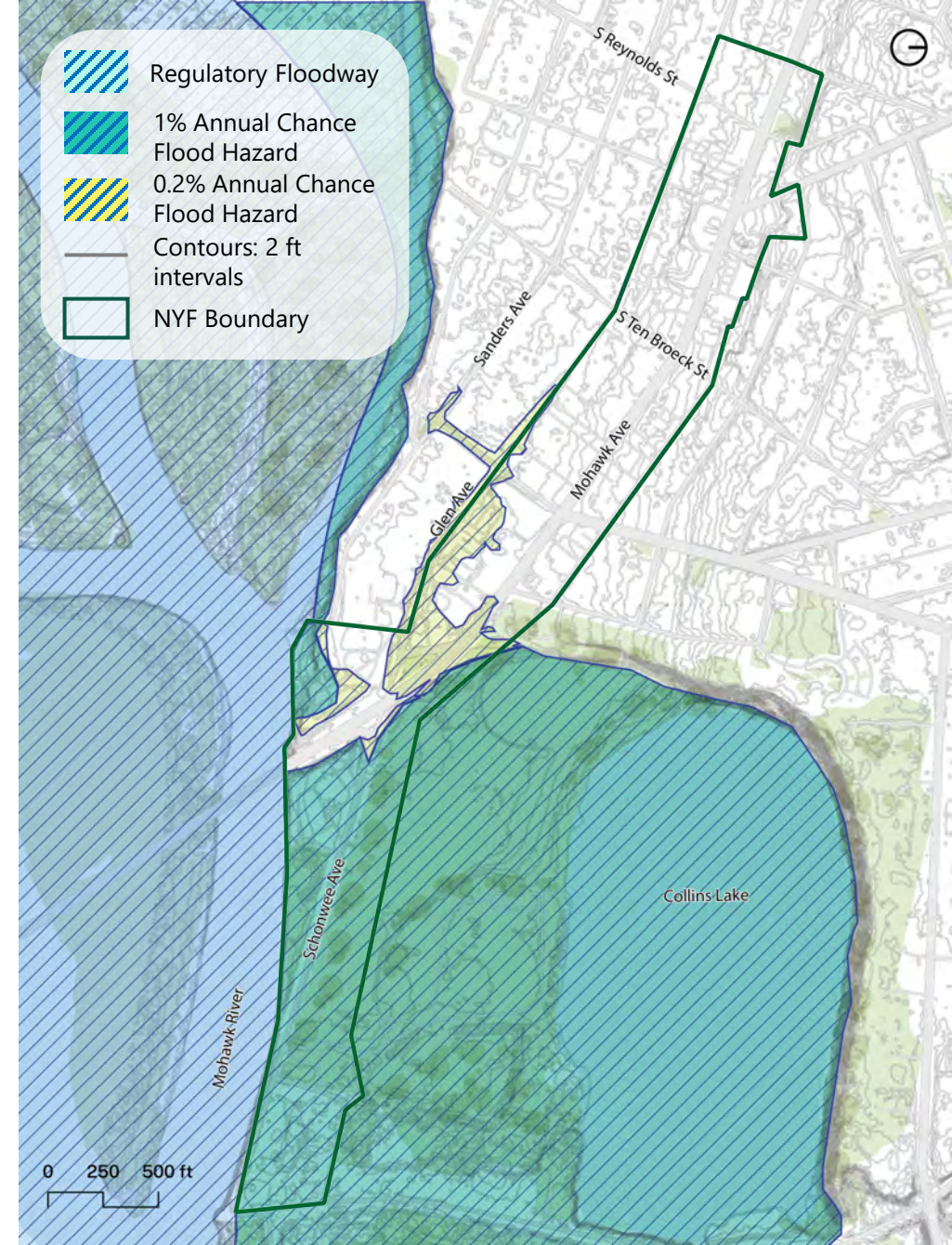
- i. Public Realm
- ii. Building Form and Conditions
- iii. Downtown Identity
- iv. Downtown Economy
- v. Downtown Housing



6. Downtown Character

i. Public Realm - Geography

- Scotia is located **along the Mohawk River** and offers waterfront recreation, parks, and trail connections.
- **Flooding** frequency and intensity along the Mohawk River are increasing.
- 211 properties in Scotia are at risk of flooding, around **7.1% of all properties**.



6. Downtown Character

i. Public Realm - Open Space

- **Freedom Park** hosts concerts, festivals, and community gatherings.
- **Collins Park, Quinlan Park, Collins Lake**, and the **Mohawk River** waterfront provide diverse sports and recreation opportunities.
- **Scotia Landing** provides boating access to the Mohawk River / Erie Canal.
- The Village is connected to the **Mohawk-Hudson Bike-Hike Trail**, which plays a significant role in the regional access and connectivity.



6. Downtown Character

i. Public Realm - Streets, Circulation, Parking

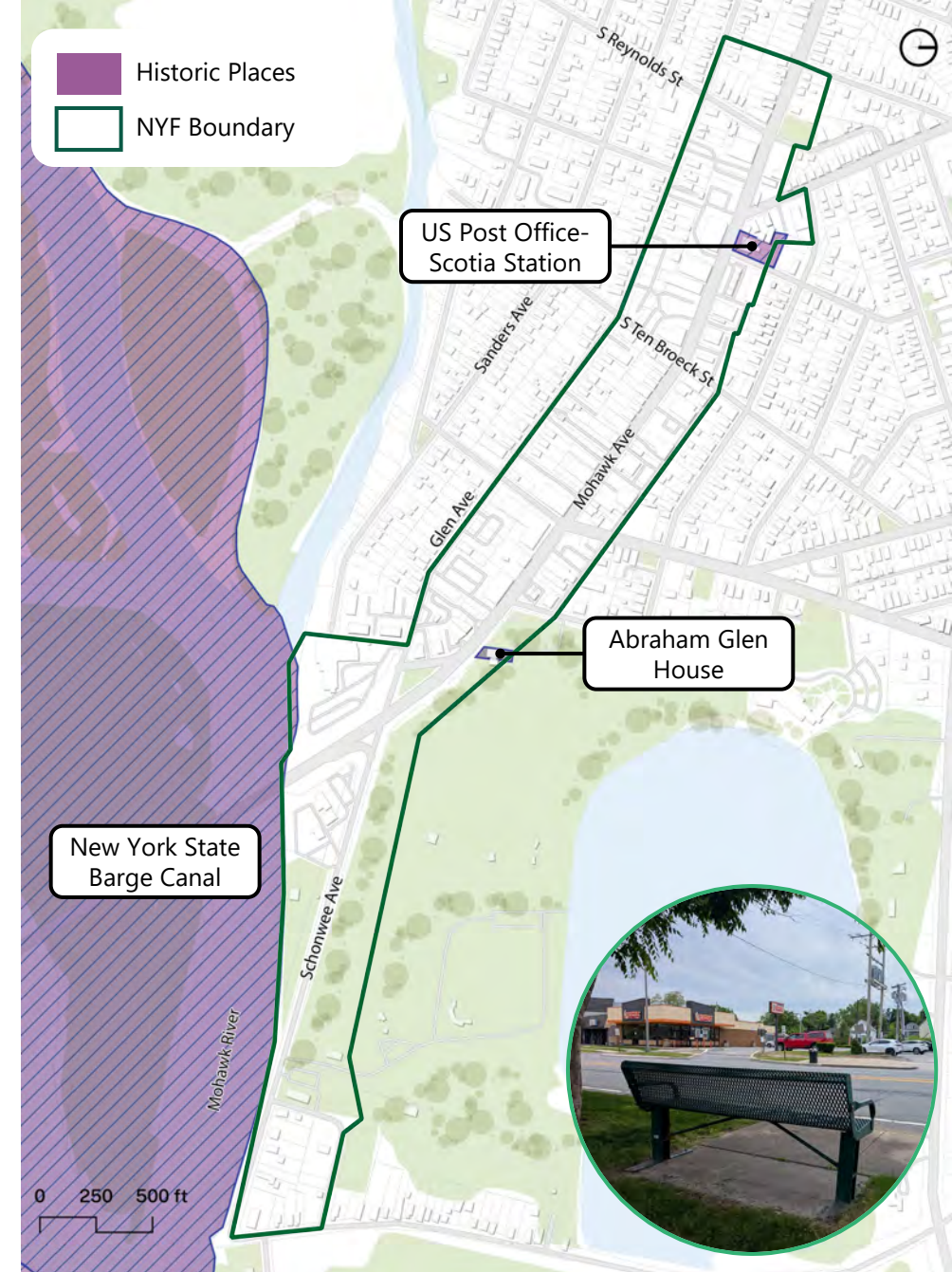
- **Mohawk Avenue** is Scotia's primary **commercial corridor** and most heavily trafficked roadway.
- **Traffic calming studies** have identified opportunities to improve safety and reduce crashes along Mohawk Avenue.
- The Village benefits from **walkable** streets and available on street and off-street parking.
- Scotia is served by regional **bus routes** and is located near the **Schenectady Amtrak** Station.



6. Downtown Character

ii. Building Form and Conditions

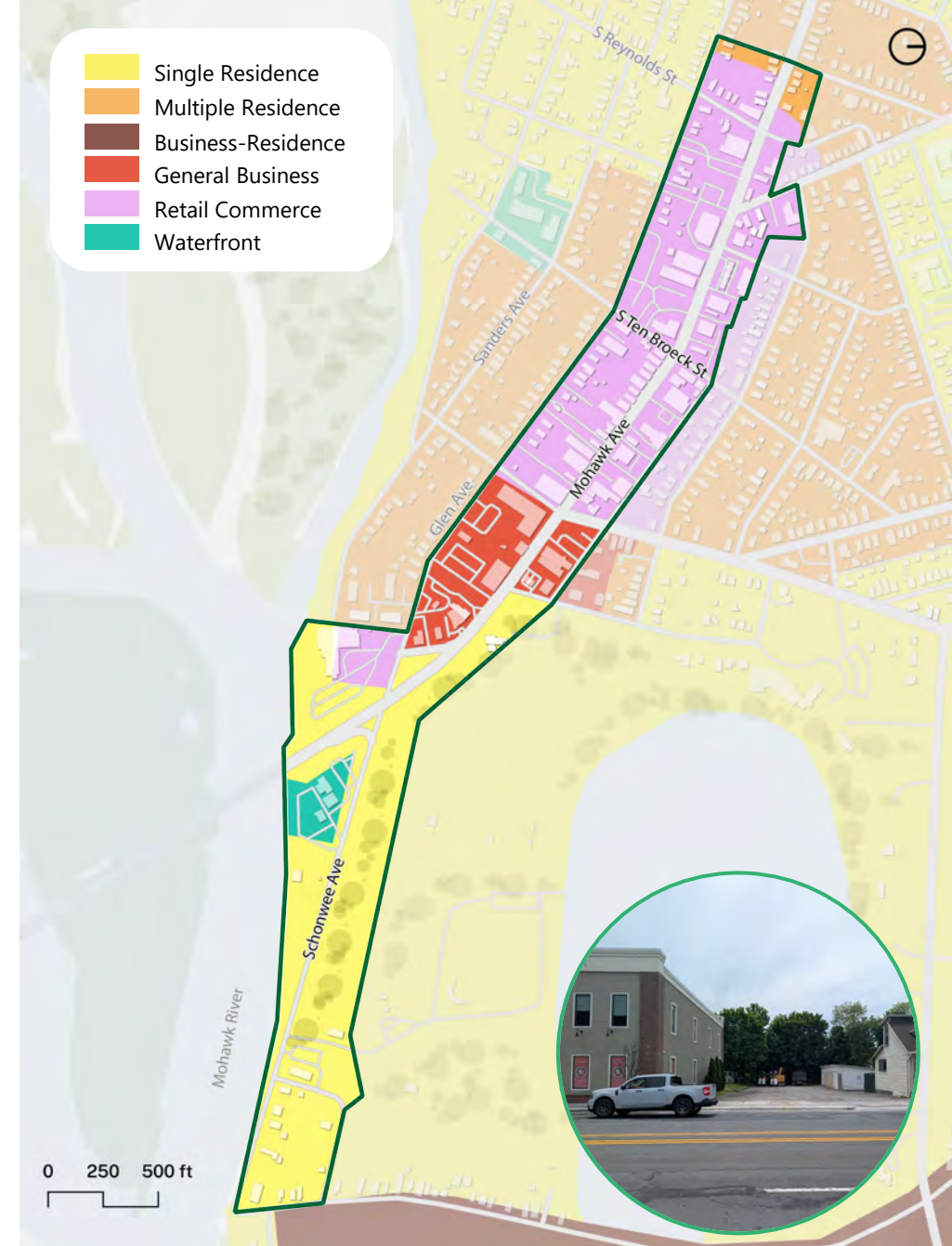
- Historic buildings include **Glen Sanders Mansion** (1713), **Abraham Glen House** (1730s), **Flint House** (early 1800s), **Holland House** (1914), **Scotia Reformed Church** (1818/1952), **US Post Office** (1940).
- New York State **Barge Canal** is a successor to the Erie Canal – 525-mile system that was designated a National Historic Landmark in 2016.
- Urban street wall interrupted frequently by post-war **suburban style developments** set back from street and/or with significant paved area, such as gas stations and diners.



6. Downtown Character

iii. Downtown Identity – Zoning

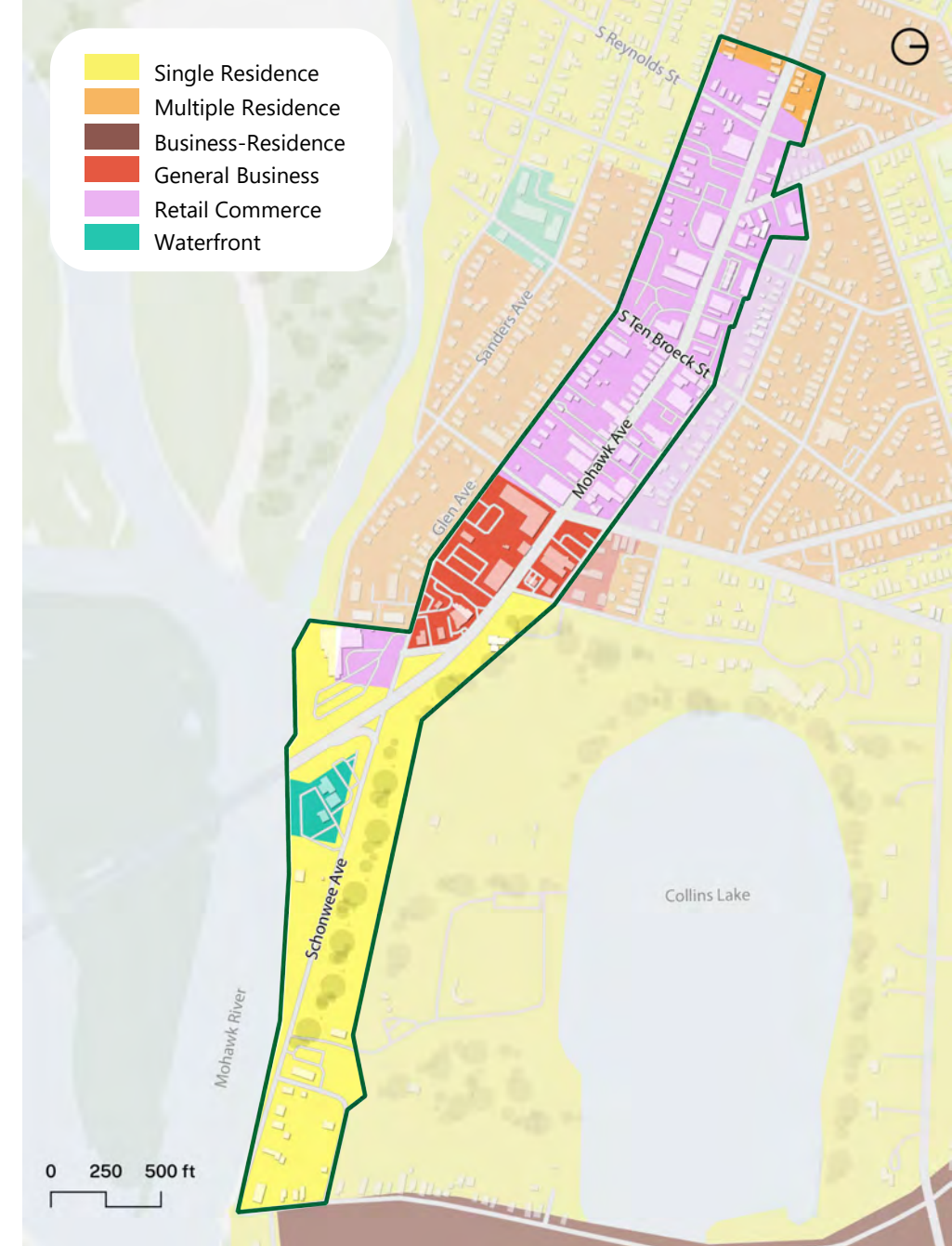
- The **commercial core** located along **Mohawk Avenue** has seen recent development, including chain retailers and mixed-use apartment development.
- As of 2024, **90 parcels** (46 acres) were identified as **vacant**, underutilized, abandoned, or potential brownfield sites.
- The Village has **design guidelines** to ensure new development is compatible with historic development pattern.



6. Downtown Character

iii. Downtown Identity – Zoning Districts

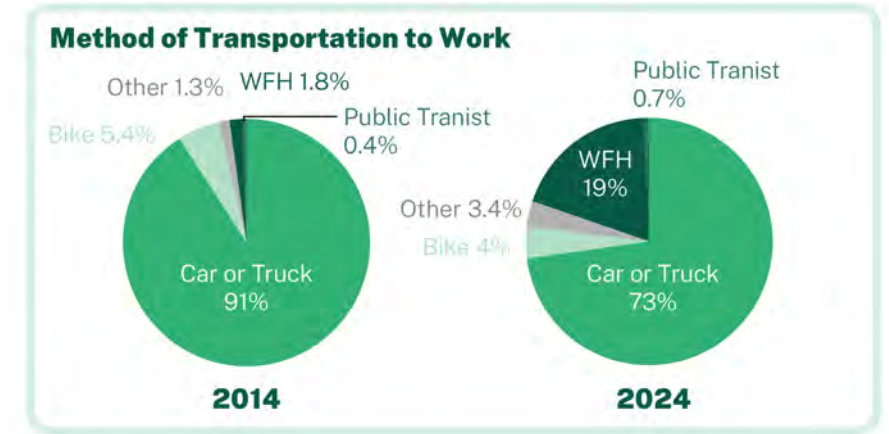
-  **Single Residence**
 - One-family dwellings permitted; dominant residential development pattern in Village
-  **Multiple Residence**
 - Supports a range of housing options, including multifamily dwellings
-  **Business-Residence**
 - Mixed-use zone for residential and small-scale commercial uses
-  **General Business**
 - Permits residential uses and a wide range of commercial, service, wholesale, transportation, and small-scale processing businesses
-  **Retail Commercial**
 - Mixed-use zone permitting single and multifamily dwellings, as well as retail stores and businesses including banks, offices, restaurants, and other service providers
-  **Waterfront**
 - Preserves riverfront access for recreational and waterfront uses, including restaurants



6. Downtown Character

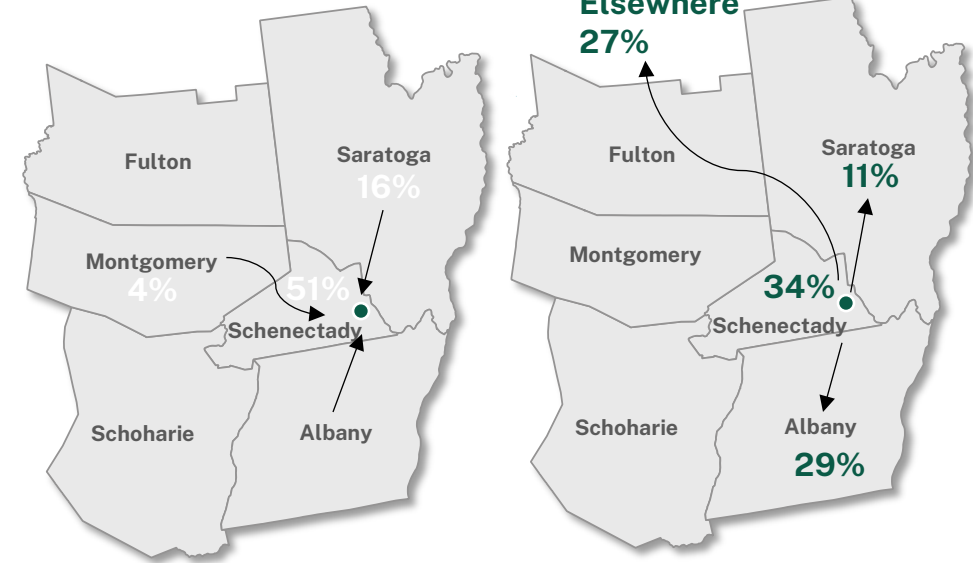
iv. Downtown Economy - Commuting

- **Work-from-home** increased from 1.8% in 2014 to 19% in 2024.
- Majority of people drive a **car or truck** to work, while a small cohort (4%) **bike**.
- 51% of workers in Scotia are commuting from **within Schenectady County**.
- Scotia residents mostly commute **within Schenectady County** (34%), or **to Albany County** (29%).
- **Accommodation and food services, finance and insurance**, and **retail trade** are the largest industry sectors in the Village.



Commuting to Scotia

Commuting from Scotia

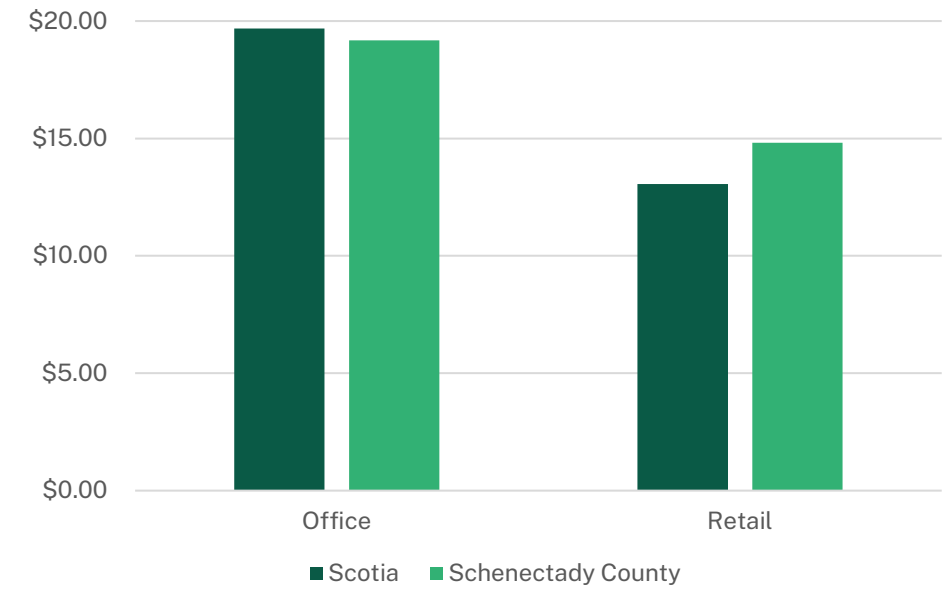


6. Downtown Character

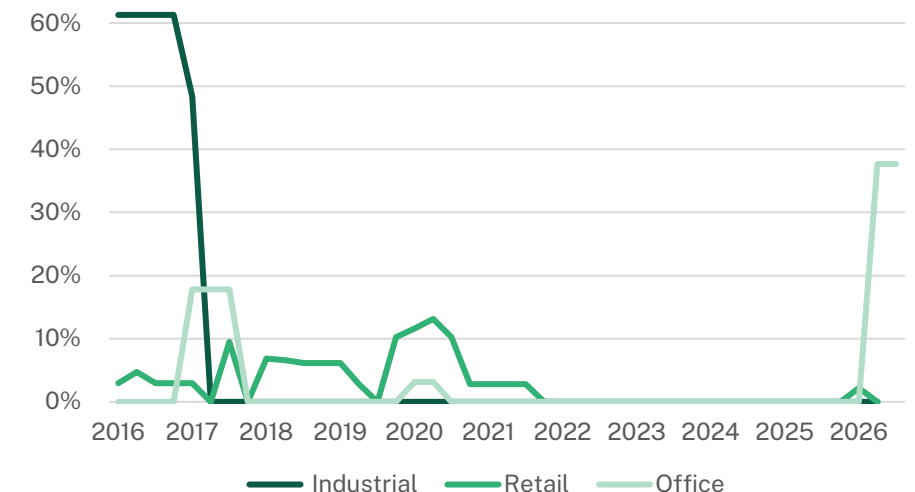
iv. Downtown Economy – Real Estate

- Scotia's market is characterized by **limited supply** and **steadily increasing valuations**.
- Industrial, retail, and office sectors generally outperform countywide vacancy trends, although **only retail space has a meaningful footprint**.
- Future business growth may be **constrained by a lack of available and appropriate commercial space**, particularly in the retail sector.

Rent / SF by Property Type (2026)



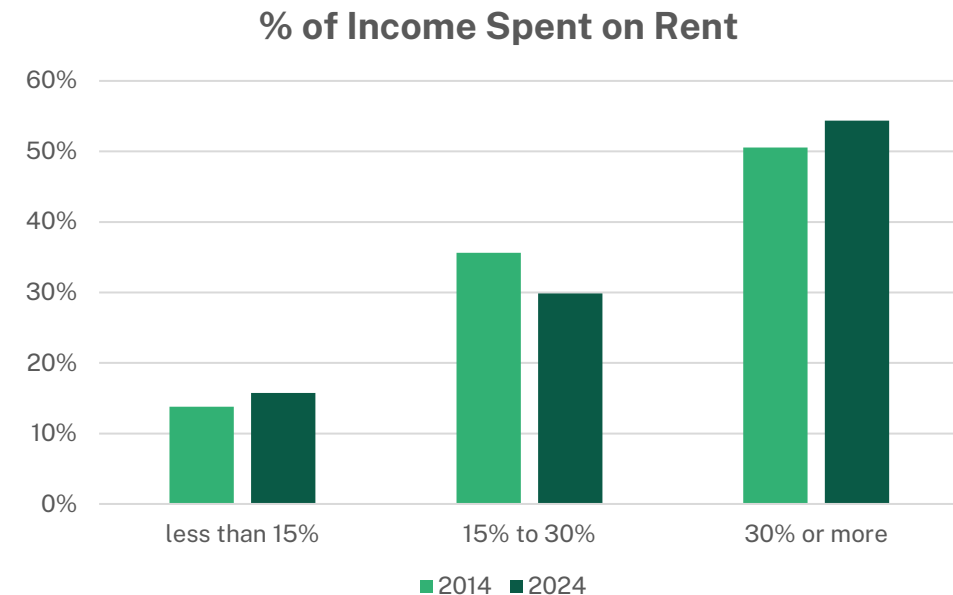
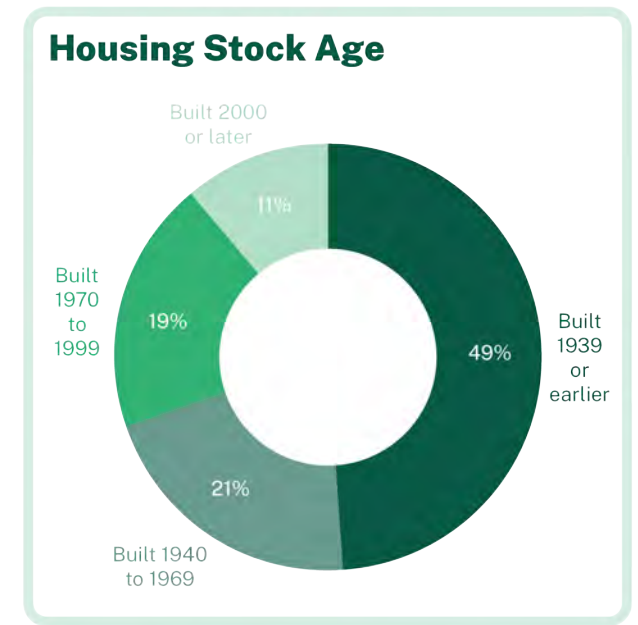
Village Vacancy Rates



6. Downtown Character

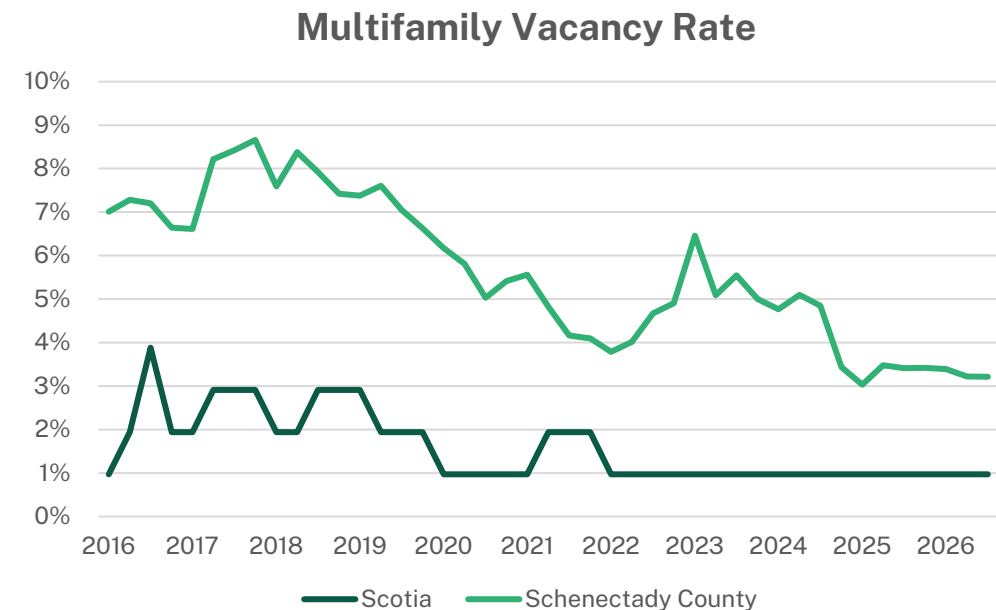
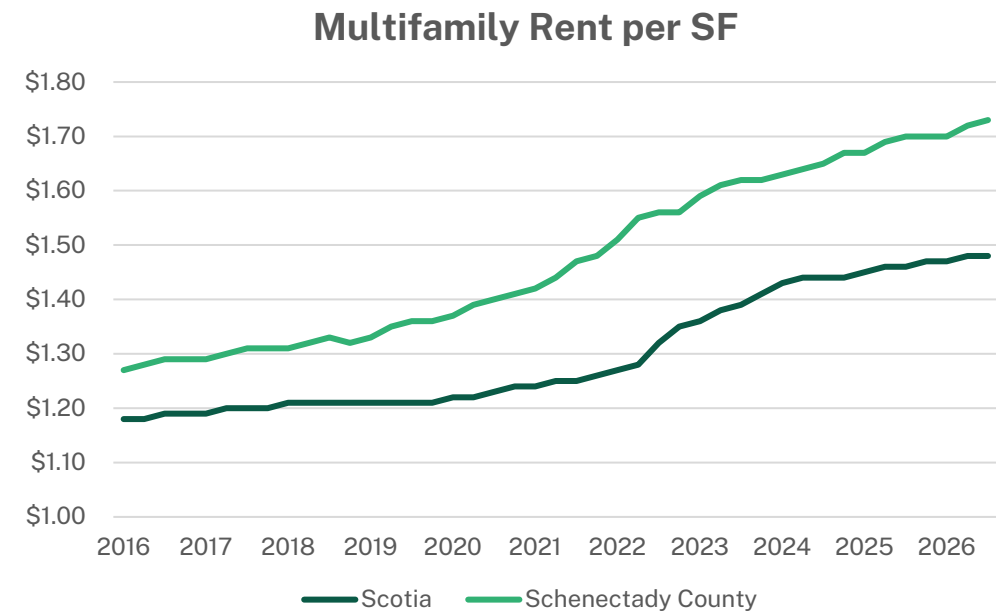
v. Downtown Housing

- Around half of all units were built before 1939, indicating an **aging housing stock**.
- 60% of the Village's housing consists of **single-family homes**.
- Nearly **75%** of housing units are **owner-occupied** (25% renter-occupied).
- **Half of renters** in Scotia are **rent burdened**, spending 30% or more of their household income on rent.
- Home sale prices are comparable between the **Village (\$270K)** and the **County (\$285K)**.



6. Downtown Character v. Downtown Housing

- Multifamily rent per SF is **17% lower** in Scotia than in Schenectady County.
- Multifamily vacancy in Scotia declined from a **high of 4%** in 2016 to a **sustained 1%** beginning in 2022.
- With a break-even rent of at least \$2/sf required for new construction, **housing supply** will continue to be **constrained without subsidy**.



7. Key Observations

1. **Housing affordability** is a strength, but **low market values limit new development** and reinvestment.
2. A **stable population** and **strong civic engagement** support long-term community revitalization.
3. **Incomplete walking and biking networks**, coupled with **safety issues** on Mohawk Avenue, create **barriers to multimodal transportation**.
4. Local **parks, trails, and waterfront assets** enhance quality of life and present opportunities for greater economic and recreational activity.
5. **Recent investments** provide the Village momentum, but **aging housing** and **water/sewer infrastructure** remain a challenge.
6. **Regional transit connections** and proximity to **major employment hubs** provide strong access to jobs and economic opportunity.
7. **Vacant and underutilized properties** along Mohawk Avenue present opportunities for downtown redevelopment.

Public Workshop #1 - Overview

Public Workshop #1 - Overview

- Opening remarks from Co-Chair
- NY Forward Overview Presentation
 - Public Q&A
- Breakout Activity
 - Walking tours of Mohawk Ave and Schonowee Ave
 - Comments on present & ideas for future
 - Sharing thoughts on vision and goals
- Group Discussion



Comments on the present and ideas for the future

Who was there?

- About **21** Participants
- State team
 - NY DOS: Gina Dabiere-Gibbs, Matt Smith
- Consultant Team
 - Buro Happold: Ashley Dominguez, Isabel Mulay
 - Interboro: Daniel D'Oca, Kate Chapman, Doris Qingyi Duanmu
 - EDR: Aidan McKibbin



Walking Tour







Engagement by the numbers

Topic	Written	Verbal	Combined
Pedestrian Safety & Infrastructure	47	40	87
Streets & Traffic	15	52	67
Parks, Recreation & Public Space	10	52	62
Housing & Development	15	45	60
Business & Downtown Activity	21	35	56
Trees, Landscaping & Sustainability	28	27	55
Waterfront & Connections	24	11	35
Character, History & Identity	12	6	18
Total	172	268	440

Key Findings

1. Pedestrian safety and comfort on Mohawk Avenue emerged as the dominant issue.
2. The parks and waterfront are tremendous assets, but they feel disconnected from the business core.
3. There is considerable support for new housing and infill development, but also a desire for flexibility.
4. Revitalizing the business core requires both better buildings and more reasons to be downtown.
5. Scotia's identity and historic character could be more explicit in the goals.
6. Sustainability and resiliency should encompass the whole downtown, not only the waterfront.

1

Pedestrian safety and comfort on Mohawk Avenue emerged as the dominant issue.

Comments on the present

- Mohawk Avenue feels more like a fast through-road than a walkable main street.
- Traffic speed, truck volume, long gaps between crossings, wide curb radii, broad driveways, and unclear parking all make the street feel vehicle-oriented rather than people-oriented.
- Participants recalled past pedestrian fatalities near Scotia Cinema and Collins Street and described truck traffic as a major source of discomfort.

• Ideas for the future

- Calm traffic, add more visible and frequent crossings, build curb extensions, clarify parking lanes, improve sidewalks and ADA access, and expand street tree canopy for shade.
- Reduce the number and width of driveway openings by linking rear parking areas where feasible

• Implication

- Goal 4 could more clearly emphasize safety and accessibility as core elements of walkability, reflecting public comments that framed these needs as just as important as beautification or connectivity.

2 The parks and waterfront are tremendous assets, but they feel disconnected from the business core.

Comments on the present

- Collins Park and Freedom Park already attract large crowds for concerts, water skiing, fireworks, fishing, sports, and other activities.
- Few visitors continue into the Mohawk Avenue business district, and the Route 50/bridge area was repeatedly described as a physical and psychological barrier.

• Ideas for the future

- Improve water access by adding a kayak and canoe launch.
- Strengthen connections between parks, waterfront activities, and downtown businesses by creating a safer, more inviting walk to restaurants, shops, and other destinations.

• Implication

- Goal 3 could more clearly highlight the importance of linking Scotia's cultural and recreational destinations with the rest of downtown, reflecting how participants described these places as part of a connected experience.
- Goal 4 could more explicitly acknowledge the pedestrian and bicycle connections needed to support that vision, aligning with public comments about making these destinations easier and safer to reach.

3 There is considerable support for new housing and infill development, but also a desire for flexibility.

Comments on the present

- Many vacant, underused, or “missing-tooth” sites could support new housing or mixed-use development along Mohawk Avenue.
- Scotia Manor Apartments were cited as a strong example of multifamily housing that fits well within the village and supports downtown activity.

• Ideas for the future

- Build additional multifamily housing downtown that reflects the scale and character of Scotia Manor.
- Allow flexibility in ground-floor uses so that new buildings aren’t required to include commercial space when demand is uncertain.
- Reintroduce three- and four-story mixed-use buildings that echo the historic scale and character of Mohawk Avenue

• Implication

- Goal 1 could continue to support mixed-use development while also signaling that other forms of housing are valuable. Public comments pointed to opportunities for infill, adaptive reuse, context-sensitive density, and active downtown development, with ground-floor commercial uses included where they make sense.

4

Revitalizing the business core requires both better buildings and more reasons to be downtown.

Comments on the present

- Participants frequently pointed to façade conditions, vacant storefronts, and underutilized buildings—especially along Mohawk Avenue.
- Opinions varied on whether Scotia has a parking shortage, but many described confusion about where parking is allowed, discomfort using curbside spaces because of fast traffic and trucks, and poorly organized parking lots.

• Ideas for the future

- Reinforce the business core through rehabilitation, adaptive reuse, new housing, and mixed-use redevelopment.
- Attract destinations—restaurants, shops, arts-oriented businesses, and other places that encourage people to linger downtown.
- Connect and reorganize rear parking areas and improve striping; calmer traffic on Mohawk Avenue would make existing parking feel more usable.

• Implication

- Goal 2 could address vacancy, building reuse, business attraction, and activation of the street, in addition to façade improvements.

5 Scotia's identity and historic character should be more explicit in the goals.

Comments on the present

- Participants highlighted places that define Scotia's identity—Scotia Cinema, the library, historic buildings along Mohawk Avenue, the waterfront, and long-standing local businesses.
- Scotia Cinema was repeatedly described as a beloved landmark and key part of Village history.
- Participants noted the loss of historic plaques.

• Ideas for the future

- Preserve character buildings and incorporate recognizable elements of Scotia's historic architecture into new development.
- Enhance façades, add public art or a mural, and promote Scotia Cinema's historic significance.
- Make Scotia's history more visible through public art, gateway features, historical signage, and design improvements that help the Village feel like a distinct place rather than a pass-through corridor.

• Implication

- Historic character and community identity could either become an additional goal or be incorporated more clearly into Goals 2 and 3, reflecting how strongly these themes came through in public comments.

6 Sustainability and resiliency should encompass the whole downtown, not only the waterfront.

Comments on the present

- Although sustainability came up less often than safety or economic development, comments were specific—stormwater management, drainage, flood risk, street trees and shade, native plantings, and green infrastructure.
- Schonowee Ave drew particular attention because of its flood history and existing multifamily housing.

• Ideas for the future

- Install rain gardens and swales to reduce pressure on the stormwater system
- Expand tree canopy for shade and pedestrian comfort.
- Encourage future redevelopment on Schonowee Ave that provides flood-resilient housing and takes advantage of proximity to the public waterfront.

• Implication

- Goal 5 could more clearly link green infrastructure with stormwater management, tree canopy, climate comfort, and flood-resilient development—as well as waterfront access—reflecting how participants described sustainability as a practical, whole-downtown concern.

Location: Mohawk and Sacandaga



Comment

"I walk up Sacandaga to avoid crossing at this intersection because it is too dangerous."



Idea

"The pedestrian signals should be updated to align with the traffic light's right turn signal."



Location: Mohawk and N Reynolds



Comment

"This area is weirdly empty."



Idea

"There are mixed-use redevelopment opportunities here!"



Location: Converge Community Church



Comment

"This building is vacant. It used to be a bowling alley."



Idea

"There's potential for a community area!"



Location: Scotia Cinema



Comment

"Some visitors park in the diner parking lot when visiting the cinema because there is not always enough parking in the back of the cinema."



Idea

"Add a raised mid-block crossing for connectivity!"



Location: Vacant lot near NibblexNosh



Comment

"Empty lot!"



Idea

"Infill empty lot! If a building is not feasible then how about a pocket park."



Location: Mohawk Ave near Library



Comment

"No curb cuts here. This precludes people with limited mobility from going to the park."



Idea

"Prioritize accessibility and connectivity in streetscape design."



Location: Gateway Bridge



Comment

"This is a 4-lane highway that divides Scotia. The main business district is west of Collins St and then there is the Park area to the East"



Idea

"Add a landscaped median to create a gateway to village. This will also calm traffic and provide refuge to pedestrians crossing."



Location: Schonowee Ave



Comment

"Collins Park is wonderful!"



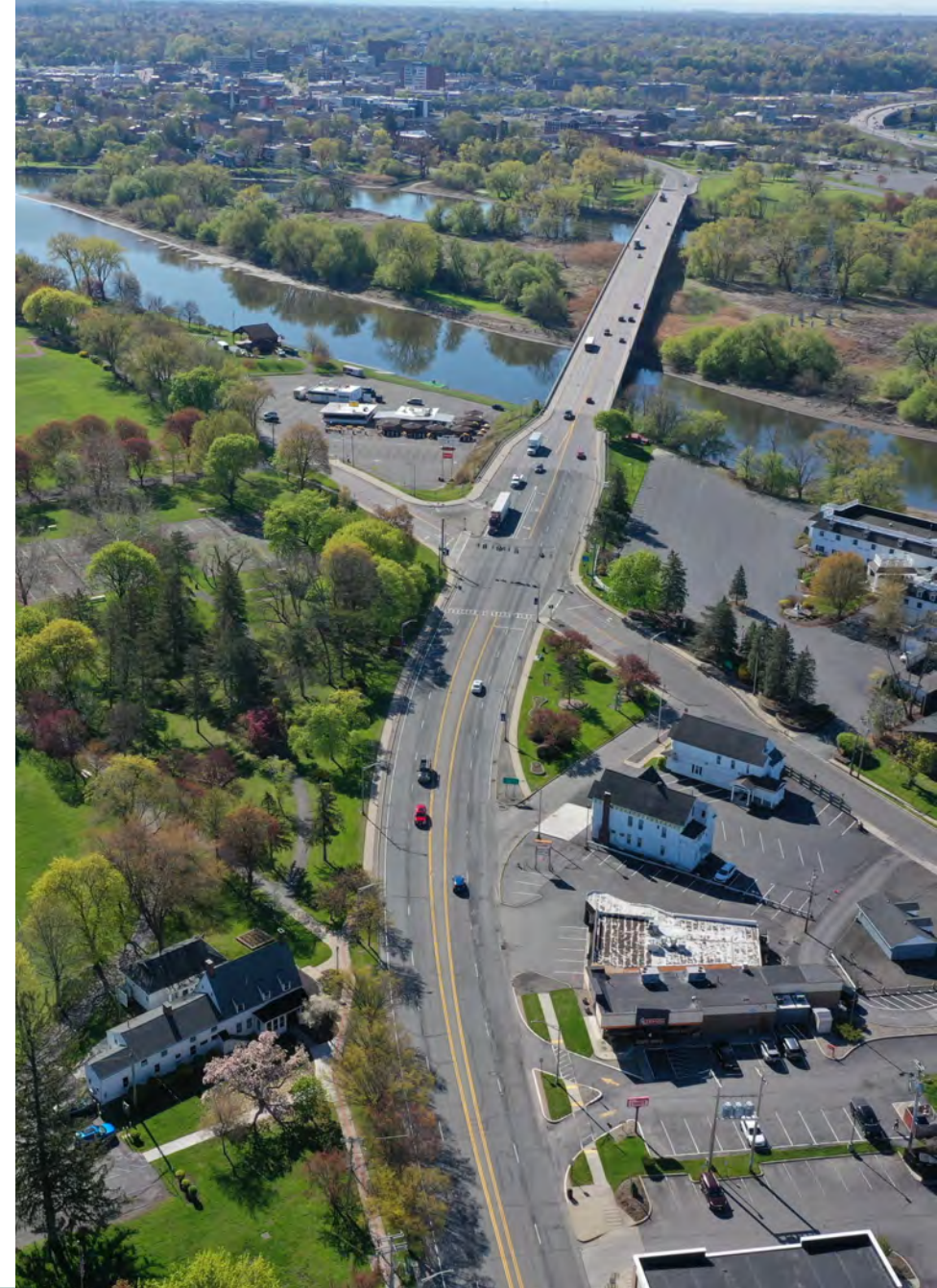
Idea

"We should add an additional crosswalk and adjustable bollards for event safety."

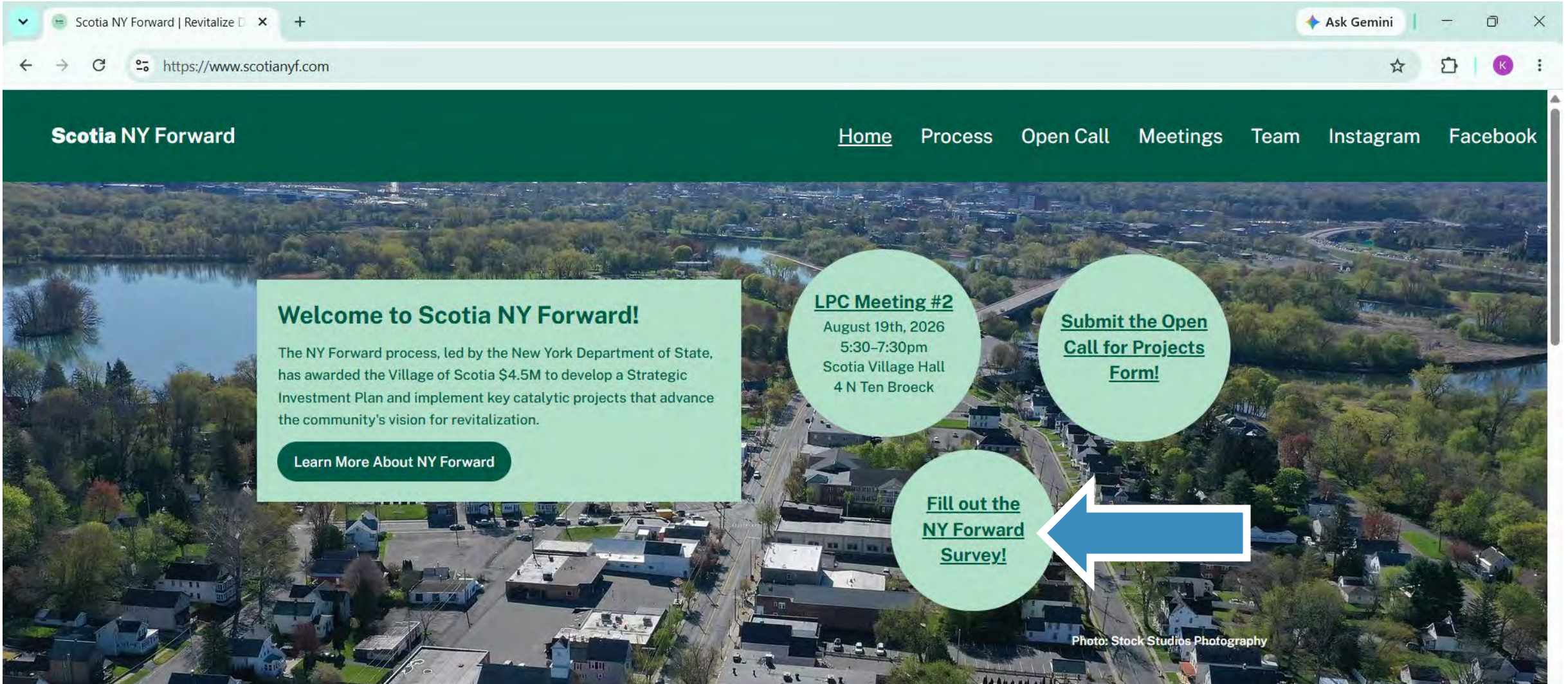


Overall Takeaways

- The workshop largely validated the direction of the vision and all five preliminary goals.
- The LPC might consider refining the goals to make them more specific to Scotia.
- The LPC could consider adding a goal specifically referencing historic character.
- The five goals are not separate silos. On the walking tour, participants pictured a revitalized downtown where housing, businesses, walkability, recreation, character, and sustainability all work together as one connected system.



We want to hear more!



Vision and Goals

Preliminary Downtown Vision

From Application

“*The Village of Scotia envisions a revitalized Mohawk Avenue and waterfront that remain true to its **small-village character** while embracing **inclusive, sustainable growth**. Building on its rich history, scenic riverfront, and walkable neighborhoods, Scotia will continue to foster an **equitable, accessible, and welcoming downtown** that celebrates diversity and community connection. Investments through NY Forward will strengthen local businesses, expand housing options, and enhance public spaces and trails that link residents to the river, parks, and regional networks. Rooted in nature, culture, and collaboration, the Village’s vision is to grow thoughtfully, creating a thriving, close-knit community where everyone can live, work, and gather while preserving the charm that defines Scotia.*”

Proposed Downtown Vision

Alternative 1

The Village of Scotia is a close-knit, welcoming community where small-village charm, historic character, and the Mohawk River come together. A revitalized Mohawk Avenue and waterfront will create a safer, more walkable downtown with active storefronts, local businesses, restaurants, housing choices, public art, and inviting places to gather. Through thoughtful, inclusive, and sustainable growth, Scotia will strengthen its connections to parks, trails, the river, and regional destinations while preserving the character and community spirit that make the Village unique.

Alternative 2

The Village of Scotia will honor its small-village character while creating a more vibrant, safe, connected, and accessible downtown. We will strengthen Mohawk Avenue as the heart of the community by supporting active storefronts, local businesses, restaurants, housing, and welcoming third places. We will celebrate Scotia's history, creativity, and gateways through public art, wayfinding, and improvements that reflect the Village's identity. We will reconnect residents and visitors to the waterfront, parks, trails, and regional networks. Rooted in history, nature, collaboration, and resilience, Scotia will grow thoughtfully as a welcoming village where everyone can live, work, gather, and belong.

Finalized 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.* ”

Preliminary Downtown Goals

From Application

Goal 1: Expand housing options through new mixed-use and adaptive reuse development.

Goal 2: Strengthen the business core with façade and building improvements.

Goal 3: Enhance culture and recreation through Scotia Cinema, Freedom Park, and Collins Park.

Goal 4: Boost walkability and connectivity with streetscape and trail investments

Goal 5: Advance sustainability and resilience through green infrastructure and waterfront access.



Businesses and homes along Mohawk Ave



Mohawk River

Preliminary Downtown Goals

From Application

- **Goal 1:** Expand **housing** options through new mixed-use and adaptive reuse development.
- **Goal 2:** Strengthen the **business** core with façade and building improvements.
- **Goal 3:** Enhance **culture** and recreation through Scotia Cinema, Freedom Park, and Collins Park.
- **Goal 4:** Boost **walkability** and connectivity with streetscape and trail investments
- **Goal 5:** Advance **sustainability** and resilience through green infrastructure and waterfront access.

Key themes identified at Public Workshop #1

- Support new **housing and infill development** while allowing flexibility in form and use.
- **Connect parks** and waterfront destinations more directly **to the business core**.
- **Revitalize the business core** by improving buildings and creating more reasons to spend time downtown.
- Elevate **Scotia's identity and historic character** within the community's goals.
- Prioritize **pedestrian safety** and comfort along Mohawk Avenue.
- Apply **sustainability and resiliency strategies** across the entire downtown, not only the waterfront.

Proposed Goals

- **Goal 1:** Expand mixed-use housing and reinvest in underutilized properties.
- **Goal 2:** Activate downtown storefronts and support local business growth.
- **Goal 3:** Celebrate Scotia's history, creativity, and village identity.
- **Goal 4:** Make Mohawk Avenue a safer, more walkable, bikeable village main street.
- **Goal 5:** Connect downtown to the waterfront, parks, trails, and resilient public spaces



View down Mohawk Ave

Finalized Goals

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



Aerial of Scotia

Public Comment

please submit comments to
ScotiaNYF@gmail.com



NY Forward

Local Planning Committee Q&A



NY Forward

Closing Remarks

Mayor David Bucciferro



NY Forward

Next Steps

- ✓ Continue to support Project Sponsors working towards 9/1 due date
- ✓ Stakeholder discussions / local outreach activities
- ✓ Begin preparing for LPC Meeting 3 and Public Workshop 2
- ✓ Develop **revitalization strategies** based on agreed **vision** and **goals**

Open Call - DUE

9/1

4:00 pm

ScotiaNYF@gmail.com or
hard copy to Village Hall

LPC Meeting 3

9/23

5:30-7:30 pm

Scotia Village Hall

Public Workshop 2

10/13

5:30-7:30 pm

Scotia Village Hall

Thank you!



NY Forward