



Mixed-Use
Housing



Local Business
Growth



Village
Identity



Pedestrian
Safety



Recreational
Connectivity



Provide Space for Outdoor Dining and Community Events at Mohawk Taproom



Project Location

153 Mohawk Ave

Project Type

Redevelopment/
Renovation

Project Sponsor

Stephanie & Mike
Martini

Property Ownership

Hudkell Real Estate Inc.

Total Project Cost

\$200,000

NY Forward Request

\$150,000

Sponsor Match

25%

Project Overview

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.

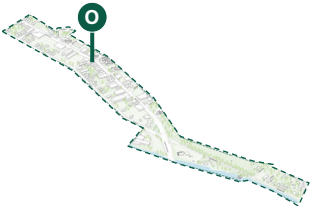
Site infrastructure, drainage, utility, and future accessibility improvements will strengthen functionality and safety while expanding event capacity, activating underutilized space, and reinforcing the property as a key downtown Scotia anchor

Comments



NY Forward

Provide Space for Outdoor Dining and Community Events at Mohawk Taproom



153 Mohawk Ave

Existing Site Conditions

153 Mohawk Avenue is a highly visible historic corner property housing Mohawk Taproom & Grill and The Loft event venue, with prior investments in restaurant renovations, venue construction and façade improvements. The rear site remains underutilized, with aging garages, service areas, dumpsters, deteriorated pavement and unused outdoor space that detract from the property’s appearance and functionality.

Capacity & Partners

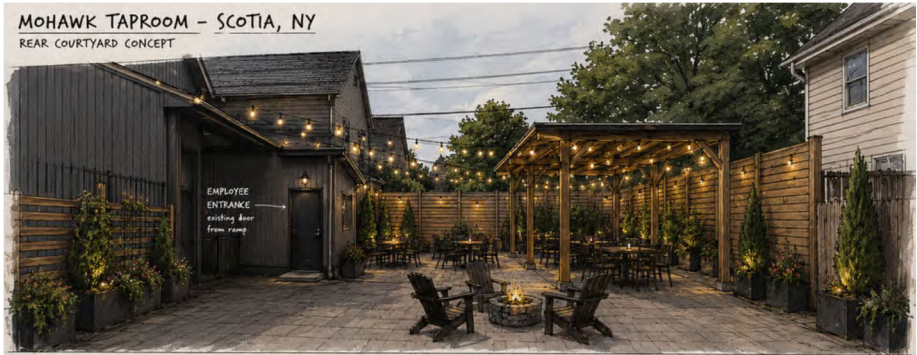
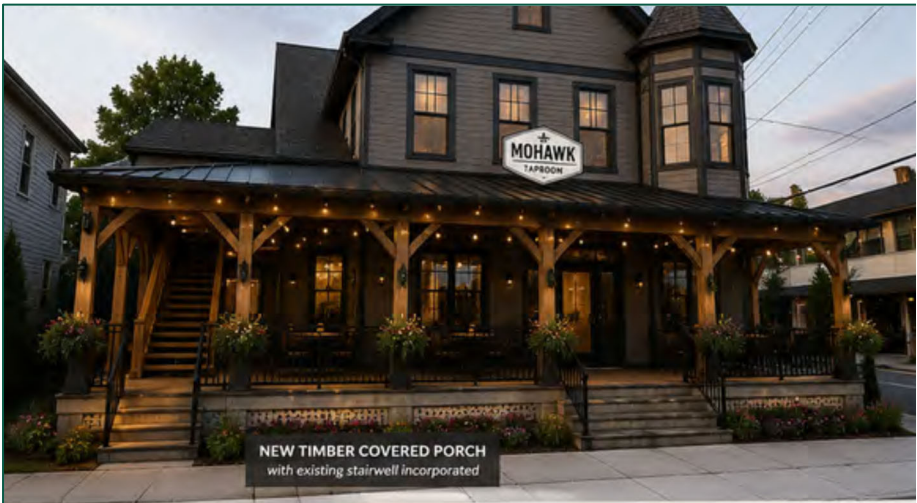
Mike and Stephanie Martini demonstrate project capacity through their long-term operation of Mohawk Taproom & Grill and completion of multiple renovations, including The Loft event venue, with experience managing contractors, budgets and timelines while maintaining business operations.

Alignment with Vision & Goals

The project aligns with Village goals by activating underutilized outdoor space for gathering, dining and events, and enhancing the streetscape. It also supports downtown economic vitality by attracting visitors, benefiting surrounding businesses while preserving Scotia’s small-town character.

Readiness & Timeframe

Project readiness is supported by preliminary site plans, redevelopment sketches, documented existing conditions, property surveys and identification of a qualified local contractor. Further design development, permitting and final construction documents will follow project award



Above: Proposed Improvements (AI generated)

Project Category	Project Size	NY Forward Request
 Redevelopment / Renovation	 Small	 \$150,000

