



**Mixed-Use
Housing**



**Local Business
Growth**



**Village
Identity**



**Pedestrian
Safety**



**Recreational
Connectivity**



Transform 102-114 Mohawk Ave into a Mixed-Use Retail Destination



Project Location

102 – 114 Mohawk Ave

Project Type

Redevelopment/
Renovation

Project Sponsor

Jacob Koehler

Property Ownership

Reel Nauti Realty LLC

Total Project Cost

\$2,743,000

NY Forward Request

\$2,026,000

Sponsor Match

26%

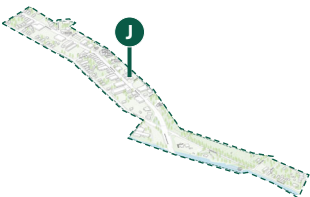
Project Overview

The project will redevelop approximately 0.5 acres along Mohawk Avenue into a cohesive mixed-use downtown destination. Work will rehabilitate and adapt existing commercial buildings for greenhouse food production and café uses, while improving façades, entrances, building systems, and accessibility. The project will reconstruct parking and pedestrian circulation and create landscaped outdoor dining, gathering, and pocket-park areas. These improvements will transform a fragmented, asphalt-dominated site to support local business, food production, hospitality, and publicly accessible community space.

This project also incorporates the conversion of the Scotia Diner into a new home for Weird-O Games.

Comments

Transform 102-114 Mohawk Ave into a Mixed-Use Retail Destination



102 – 114 Mohawk Ave

Existing Site Conditions

The site contains active commercial buildings, parking, and substantial paved or underutilized outdoor areas. It currently functions as a collection of separate properties with limited landscaping, pedestrian connections, and gathering space. Scotia Development Company has already invested in the site, introduced new businesses, secured site control and completed substantial architectural/site planning and renderings.

Capacity & Partners

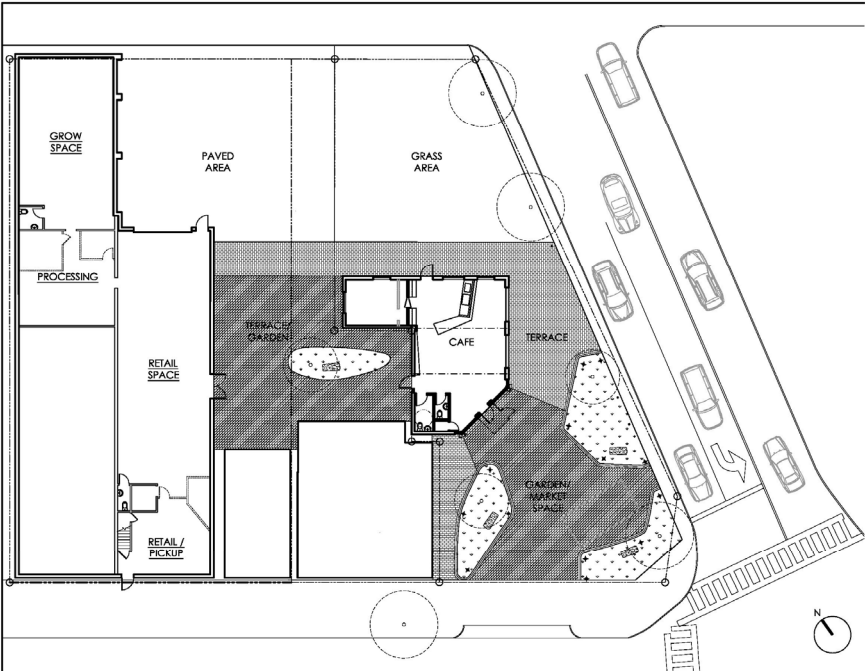
Scotia Development Company has completed numerous commercial rehabilitation and site-improvement projects in Scotia, including privately financed work and smaller projects supported by National Grid, Metroplex, and the Town of Glenville. Experience includes project scoping, budgeting, contractor/consultant coordination, municipal approvals, reimbursement documentation and grant administration

Alignment with Vision & Goals

The project directly advances Scotia's vision for a more vibrant, connected and accessible downtown by reinvesting in underutilized properties, strengthening local businesses and storefronts, improving pedestrian comfort, and creating inviting places to gather. Building rehabilitation, cafe/retail uses, landscaping, outdoor dining, a pocket park and coordinated pedestrian circulation will create an active Mohawk Avenue destination while preserving the scale and character of the Village.

Readiness & Timeframe

Project has site control and private investment secured. Preliminary architectural and site design renderings have been completed.



Above: Proposed Improvements

Project Category	Project Size	NY Forward Request
Redevelopment / Renovation	Large	\$2,000,000