



Mixed-Use
Housing



Local Business
Growth



Village
Identity



Pedestrian
Safety



Recreational
Connectivity



Establish a Downtown Small Project Fund for Commercial and Mixed-Use Improvements



Project Location

NYF Area

Project Type

Redevelopment/
Renovation

Project Sponsor

Village of Scotia

Property Ownership

Varies

Total Project Cost

\$390,000+

NY Forward Request

\$300,000

Sponsor Match

25%+

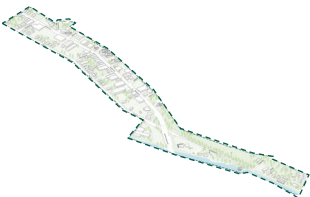
Project Overview

The Village will establish a locally administered Small Project Fund to support visible, high-impact improvements at downtown commercial and mixed-use properties.

Eligible projects may include façade and storefront rehabilitation, upper-floor and interior renovations, accessibility and code improvements, signage, exterior lighting, limited business equipment, and public art, subject to final NY Forward program rules. The Village will use an open application and selection process, require owner matching funds, and oversee implementation and long-term compliance.

Comments

Establish a Downtown Small Project Fund for Commercial and Mixed-Use Improvements



D NYF Project Boundary

Existing Site Conditions

The Mohawk Avenue corridor contains dozens of small, locally owned buildings that create Scotia's walkable character but face aging facades, deferred improvements, code and accessibility needs, upper-floor reuse barriers, and construction costs that can exceed achievable rents. Numerous property owners expressed interest during the NY Forward application process, demonstrating demand. The Village also has experience providing ARPA-funded small-business grants.

Capacity & Partners

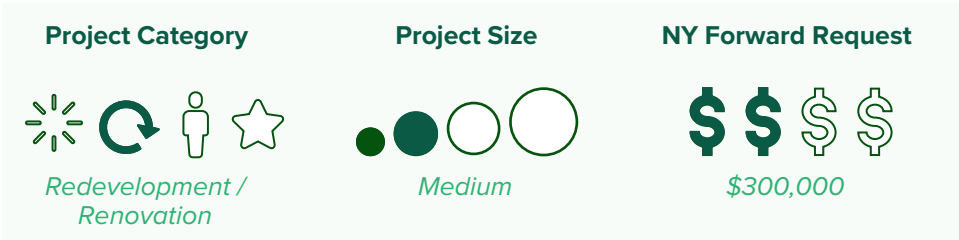
The Village has the legal authority, staff structure, and financial systems to implement public capital projects and reimbursable grants, and has a strong working relationship with Metroplex who is the intended project administrator.

Alignment with Vision & Goals

The fund will spread investment across the corridor and complement larger stand-alone projects. It will maintain Village character, improve the appearance and use of downtown buildings, attract and retain businesses, support jobs and services, grow the property-tax base, activate underused space, and create a stronger sense of place. Project-level energy, accessibility, and resilience improvements will support sustainable downtown reinvestment.

Readiness & Timeframe

Individual projects will vary in readiness and will be advanced after a competitive Small Project Fund open call.



ID	Project Title	Sponsor	Estimated Total Project Cost	NY Forward Request
a	Rehabilitate and Restore Historic 133 Mohawk Ave	Jason Koch	\$125,000	\$115,000
b	Renovate Scotia Cinema Façade and Install Electronic Marquee Sign	Richard Adams	\$101,000	\$75,000
c	Renovate 131 Mohawk Ave with New Electrical, HVAC, and Façade	Edward Rosenberg	\$100,000	\$75,000
d	Enhance Façade, Access, and Parking at 238 Mohawk Ave	Jeffery Jackson	\$92,000	\$69,000
e	Restore Façade on 137 Mohawk Ave	Roy and Pamela Matthews	\$91,000	\$68,000
f	Restore Façade on 147 Mohawk Ave	Roy and Pamela Matthews	\$69,000	\$52,000
g*	Lions Splash Pad Improvements in Collins Park	Eric Buskirk, Scotia Glenville Lions VP	\$64,000	\$48,000
h	Weird-o Games Relocation and Building Improvements	Jason DePasquale	\$43,000	\$26,000
i	Restore Façade on 135 Mohawk Ave	Roy and Pamela Matthews	\$40,000	\$30,000
j	Renovate 125 Mohawk Ave with Façade, Accessibility, and HVAC Improvements	Edward Rosenberg	\$14,000	\$11,000
k	Restore Façade on 109 Mohawk Ave	Roy and Pamela Matthews	\$8,000	\$6,000
L	Celebrate Historic Mohawk Ave	Scotia Historical Society	\$26,000	\$26,000
Total Interest Demonstrated thru Open Call			\$648,000	\$486,000