

# KENMORE BUSINESSES SURVEY II

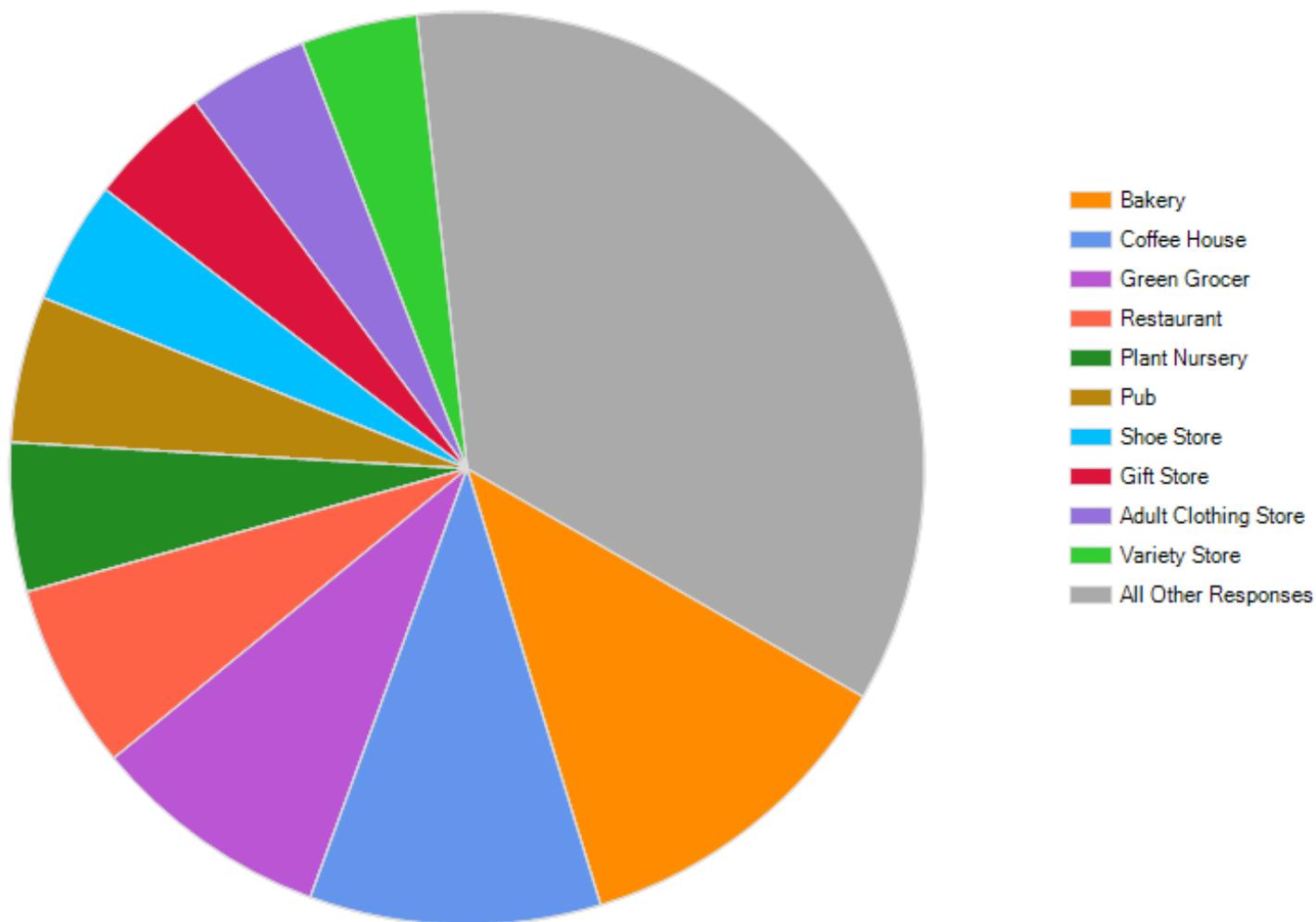


**KENMORE VILLAGE IMPROVEMENT SOCIETY (KVIS)**  
*[www.villageofkenmore.com](http://www.villageofkenmore.com)*

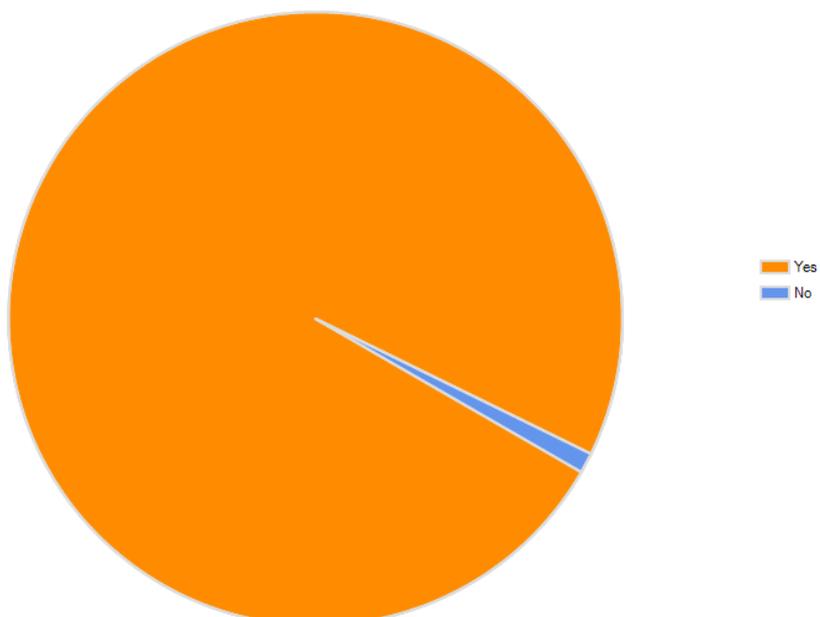
## TABLE OF CONTENTS

<b>Types of Businesses Desired</b> .....	3
<b>Book Store</b> .....	4
<b>Shopping: Non Food</b> .....	5
<b>Shopping: Food</b> .....	6
<b>Iskalo Building</b> .....	7
<b>Iskalo Building Comments</b> .....	8
<b>Business Improvement Ideas</b> .....	14
<b>Survey Summary</b> .....	22

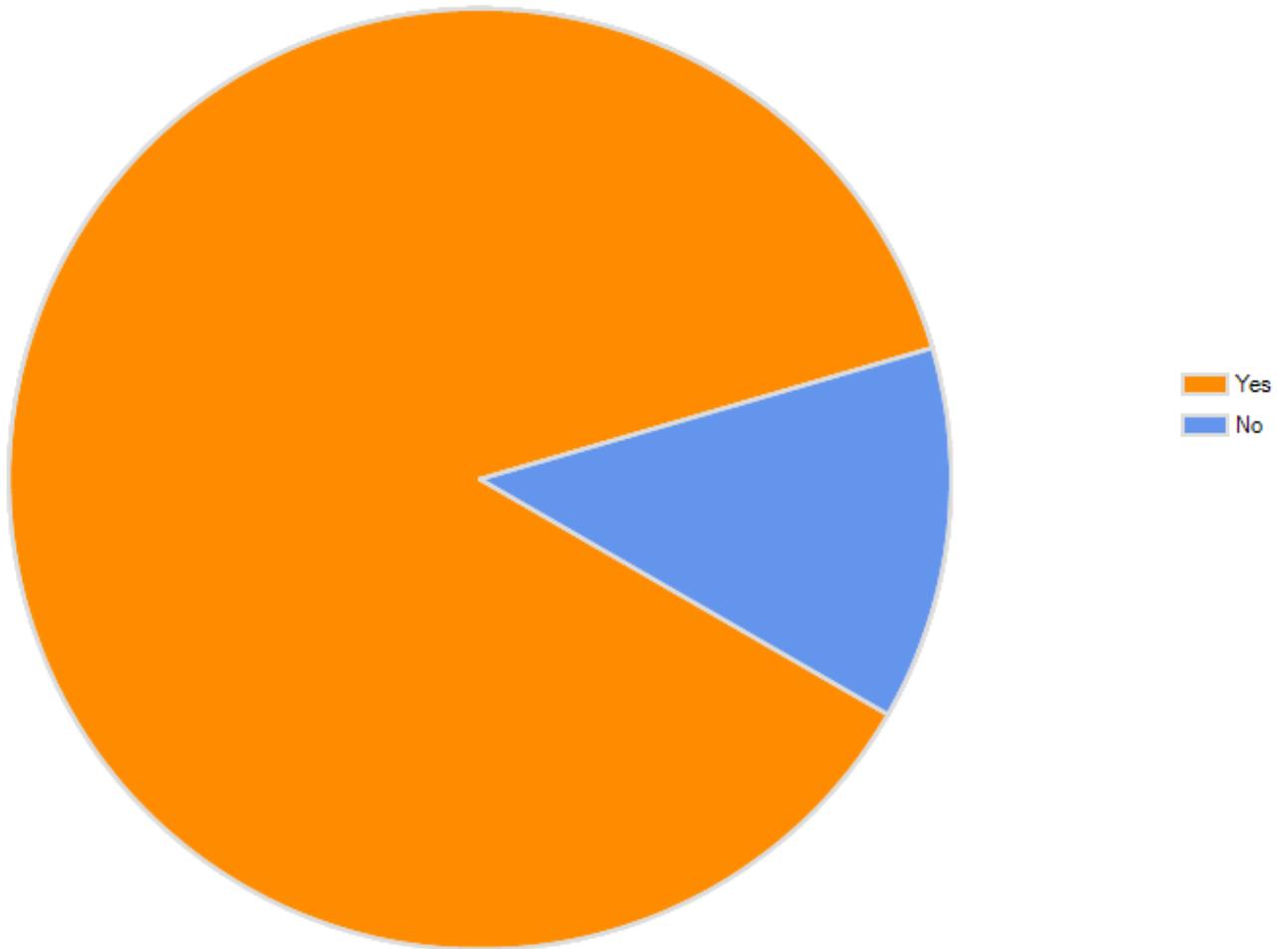
What kind of businesses would you like to see come to the Village of Kenmore? Please tell us what you'd like, not what you think would succeed here. Please check all that apply.



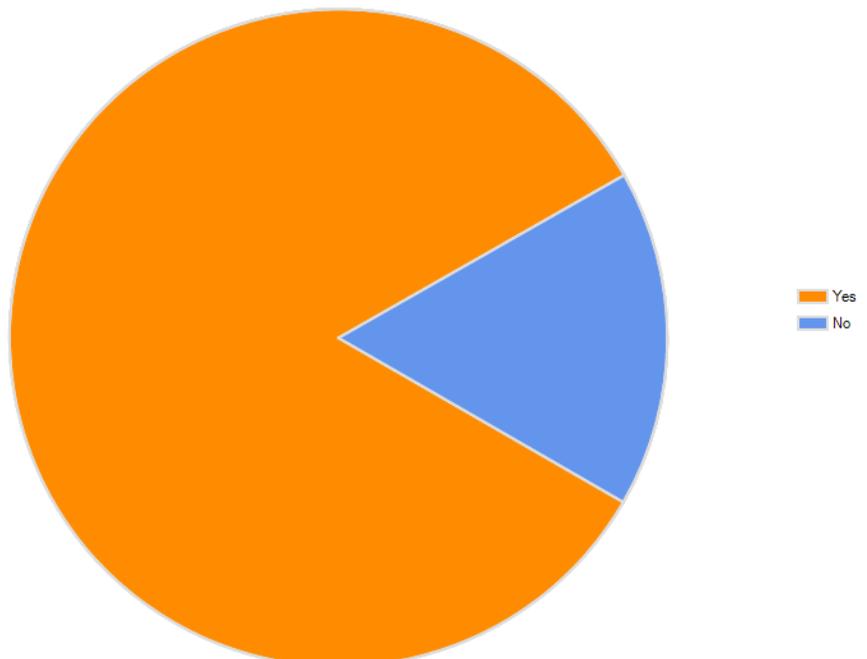
Would you shop at the businesses you selected above if they moved to Kenmore?



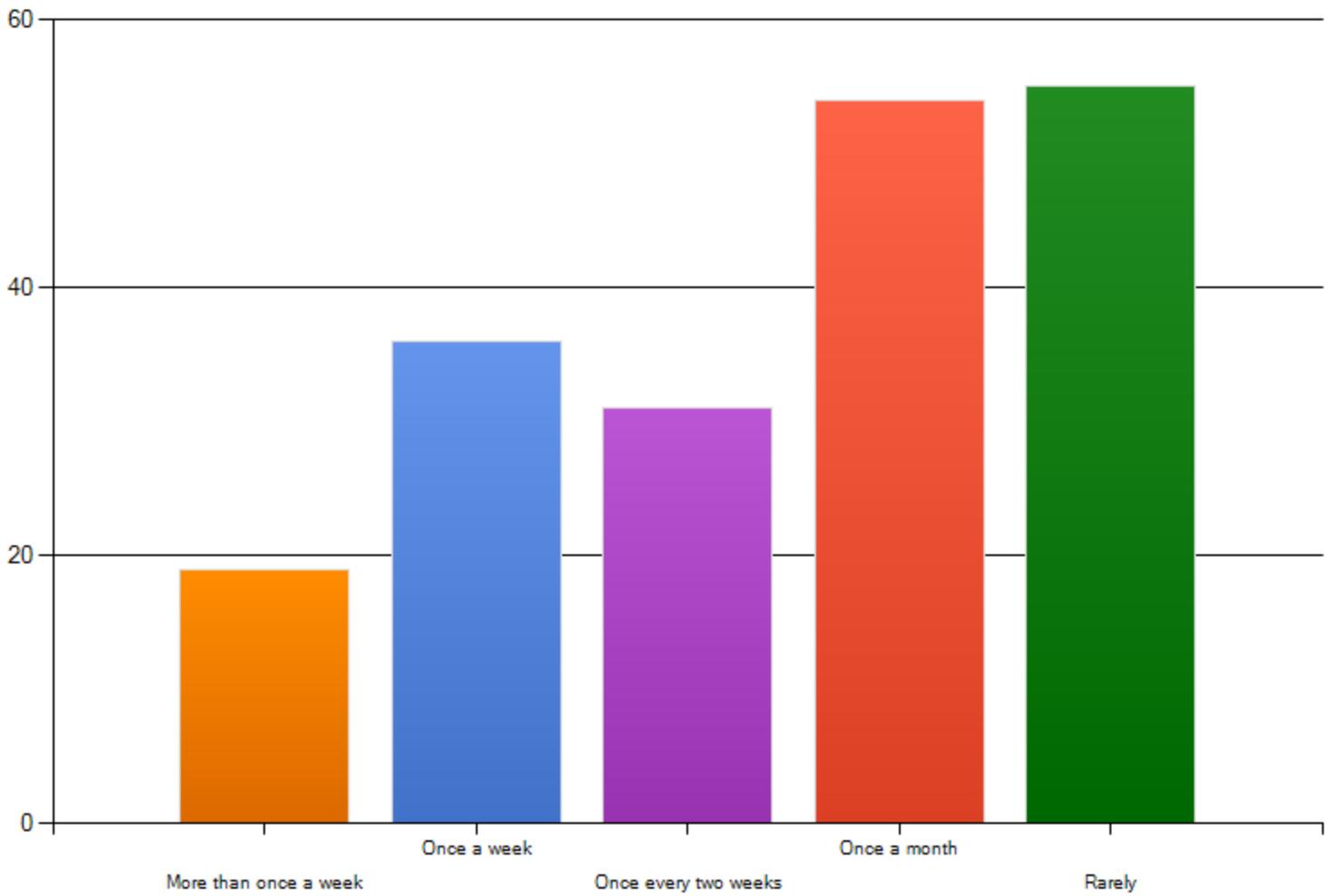
**Oracle Junction, our Village bookstore for over 25 years is closing. Would you like to see another independent book store like Talking Leaves Books, that has comfortable seating, readings by authors, etc. come to Kenmore?**



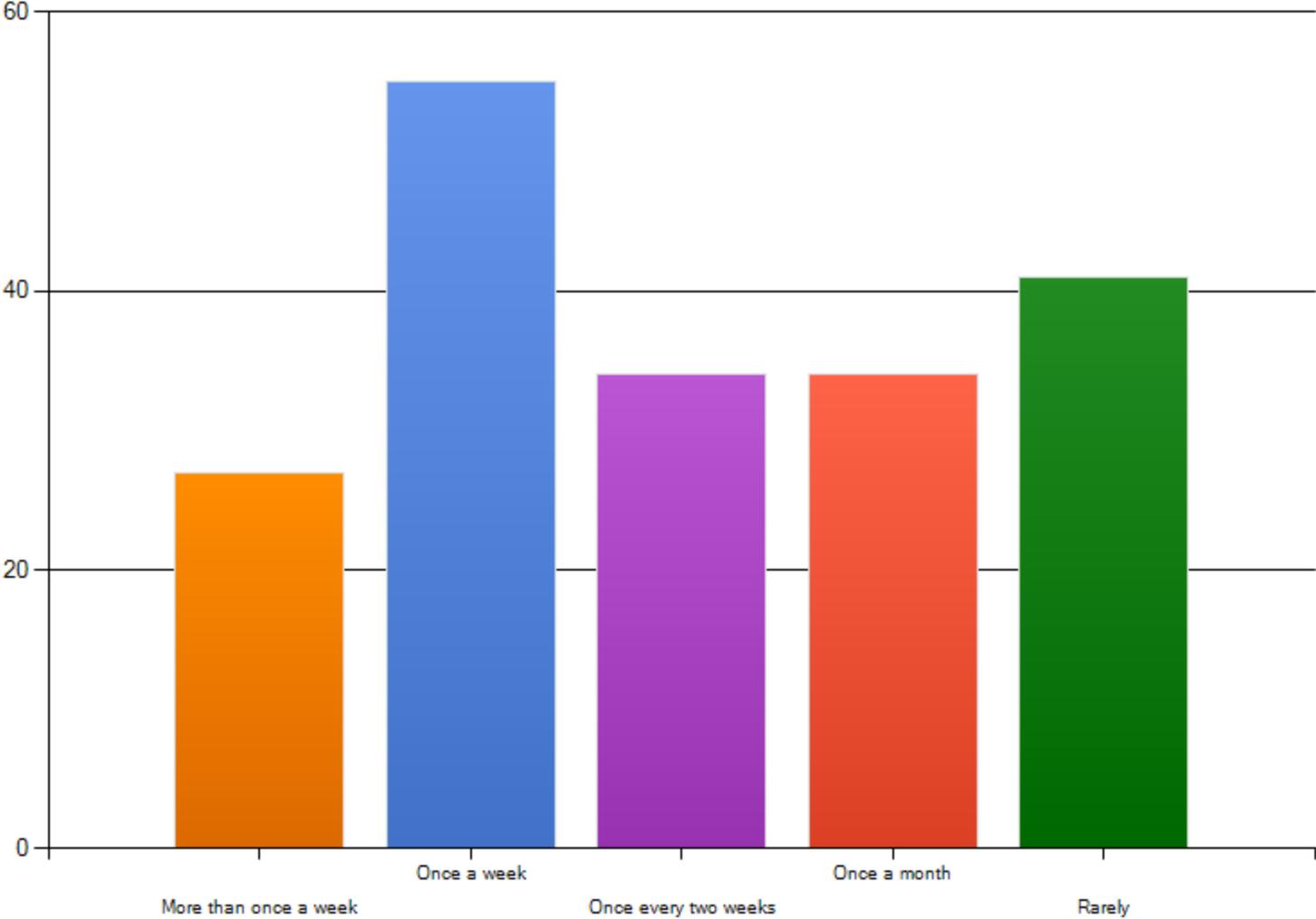
**If an independent bookstore did move to Kenmore, would you shop there?**



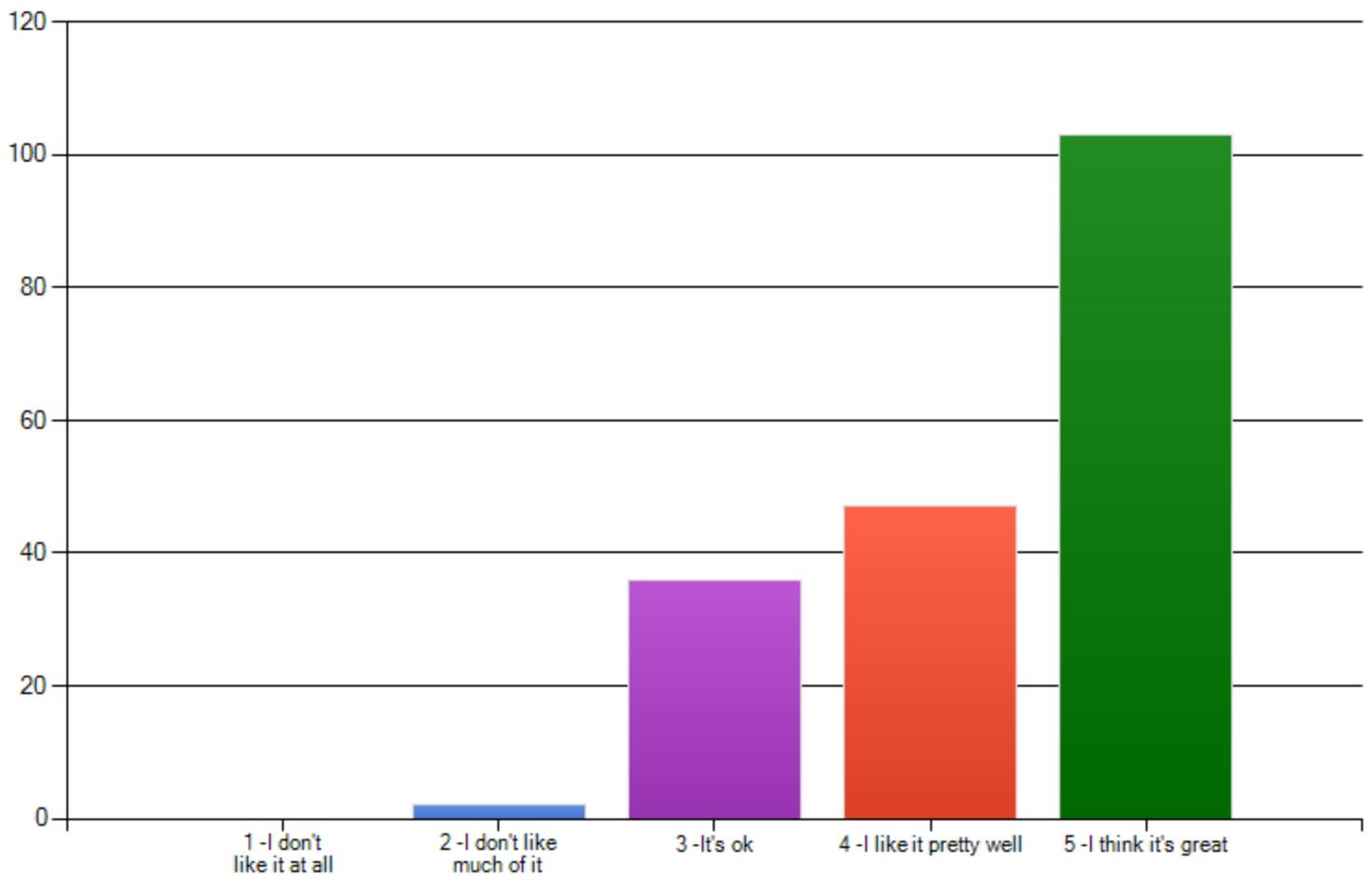
**How often do you purchase products or services from Village of Kenmore businesses that are non-food related?**



**How often do you purchase food products from Village of Kenmore businesses?**



Iskalo Development purchased the former Kane Doyle Jeep dealership property on Delaware Avenue in the Village. They have since built a new building on part of the site. This is the first new multi-use building that has been built in Kenmore in many decades. On a scale from 1-5, one meaning that you don't like it at all to 5 meaning that you like it very much, how much do you like the new building?



## COMMENTS ABOUT THE NEW ISKALO BUILDING

- 1)More space for new businesses. I just hope it will be more than the healthcare supply store that is in there!
- 2)Looks nice, design fits in nicely with the neighborhood. And they look much better than all the ugly Walgreens built on Delaware
- 3)It's not too big and it doesn't take away from the Village.
- 4)it is architecturally progressive and should be the impetus for changing the landscape of village buildings
- 5)I think it fits in with the look of the other buildings in the area. I'm glad that they didn't build a super modern building- I feel it would take away from some of the charm of the other buildings nearby.
- 6)I think the building looks great and fits into the village. I also like that it is mostly leased out already. What I don't like is that we're building new offices/ retail spaces while we still have so many vacant spaces available. You see this way too much in WNY.
- 7)It could always be better, more in keeping with the style/culture, but progress needs to happen
- 8)Beautiful and fresh looking.
- 9)It has great scale, still has parking, and looks really nice - i just hope they can get it filled up soon!
- 10)Matches the continuity of to the village, while is a new structure.
- 11)Terrific
- 12)Nice to see a nice new build in what was a vacated property. I do not require the services of the businesses that are in that building at this time however. Hopefully that will change someday.
- 14)It's a nice modern building.
- 15)It's new! We need a lot more new builds on Delaware. Too many old properties right now. They look bad when abandoned
- 16)It's very aesthetically pleasing, they did a very nice job with it.
- 17)it looks better than the dealership
- 18)It is a beautiful building, very well done.
- 19)Upgraded the entry into Kenmore from the City, worked well with Walgreen's style as well. Added a bit of cohesiveness to the village. Best to do these things even if buildings are empty to prove to unsavory elements that we are improving our area and keeping it clean etc. Now what to do about disgusting ELMWOOD AVE.?
- 20)It is fresh, new, and fits in perfectly--up on the curb, not set back; nice color brick, etc...
- 21)my doctor's office is there! What a great location for a nice coffee shop
- 22)The building has large front windows and it close to the street keeping with the theme of other buildings on the street.
- 23)Gorgeous! I love it!
- 24)I like how they added trees into the parking lot, the building is too modern for the village and the gated empty lot next door has been trash collection site for the two years that I have been in kenmore. The building next to the empty lot has also been empty for at least two years it was used for an event once. I don't know what is planned for the empty lot and empty building but how about some green space or a parking lot with lots of trees. There are also a bunch of empty building next to the corner store. I don't think we need any more buildings until we can fill the ones that are empty now.
- 25)It's an esthetically pleasing nice new addition to the village.

- 26)I love to see development of any kind in Kenmore. If we aren't growing, we are dying.
- 27)it is aesthetically pleasing.
- 28)It still seems pretty empty.
- 29)it is a very attractive building and adds some class to Delaware Ave, but I would like to see it filled with tenants
- 30)Very pleasing building design; very classy-looking; fits in nicely with the older style of the Village.
- 31)It's aesthetically pleasing.
- 32)Parking lot lights are very bright
- 33)It's a bit big...too tall but otherwise a nice addition.
- 34)I wish it had tenants previously selected to fill the void
- 35)It's the way other cities are capitalizing on using space.
- 36)built to the curb with parking on the side
- 37)I would like to see buildings that are compatible with the uniqueness of the village but have the modern day touches
- 38)It looks nice in the area but it has many empty offices
- 39)It's aesthetically pleasing to look at and fits nicely into the building style on Delaware. It would look even better if it was full!
- 40)I wish it had some "charm" about it-more in fitting with the village.
- 41)It looks great but wish it were filled with business
- 42)it is an attractive building from all sides with off street parking
- 43)I love the look, but having Bensons on the ground level is not pretty or enticing as far as foot traffic is concerned. Would love to see an exciting retail store of some sort.
- 44)The building is built up to the sidewalk like the rest of the buildings in Kenmore. It looks like it belongs in the rest of the city-scape. The village made a big mistake in allowing Walgreens to build like they did on Kenmore Ave and Delaware and I'm glad that they saw the error of their ways.
- 45)It's not something that has particularly caught my eye.
- 46)the building looks nice but wish it was set back a little more from the street 10 ft would have made a big difference
- 47)Beautifully designed - love the architecture
- 48)Well-designed. Fits with village architecture. Like how it is situated with parking to side instead of in front.
- 49)it has great curb appeal and fulfills needs.
- 50)As an urban planner, it has good urban form and looks great, connect well with the existing businesses
- 51)It's pleasant to look at but isn't ultra modern so it does keep with the "village feel" of Kenmore.
- 52)Nice. I am overall glad the area is not vacant
- 53)I think any thing new will bring people into Kenmore!
- 54)now there is tagged empty storefront on kenmore ave

- 55) Nice looking, gives the village architecture a pleasant boost.
- 56) Still needs to fill in vacant space
- 57) It's nice to see new buildings
- 58) Urban street frontage built to sidewalk, sensitive facade, latest accent paint applied to trim really brings the design home.
- 59) It looks like it belongs in the neighborhood as it resembles other like buildings. Also, the building comes up to the sidewalk like the other old buildings in Kenmore, Too bad we can't redo Walgreens!
- 60) Any new businesses coming to Kenmore, I am all for.
- 61) It would have been nice if it were a little further from the street to allow more gathering space.
- 62) The building has nice detail to it to fit in with the other buildings on Delaware in the village. I like that it's multi-use and it's nice to see some growth in the village.
- 63) It looks great for the village.
- 64) It's clean and I think that the tenants that are there are community friendly.
- 65) It looks new and not abandoned as a good part of Kenmore business do. They wonder why people don't shop in the Village - maybe they should upgrade their store-fronts and clean up the dust!
- 66) Keeps the classy look of Kenmore
- 67) Now it would be nice to see it rented out. I would like to open a pet store in it for the village. I believe that it is a great business location. What a nice view as you enter the village.
- 68) Needs to have more retail business in it so far I believe only the original Medical office and 1 other business is in it
- 69) I think it looks very nice and although it's new, it still has the "Kenmore" feel to it.
- 70) It is a very eye appealing and is great for the village. When are they going to start building on the other corner?
- 71) Looks good.
- 72) New fresh development and ideas is good for the village.
- 73) We need a little new blood to keep the old blood from getting stagnant
- 74) The look is very quaint and brings a sense of charm to the village. I was a bit disappointed that it is a medical office complex, but if that's what was needed in our community and there are businesses to rent the space, that is ok. Hoping others will follow, but in a retail capacity and not office space. The diversity is good, overall.
- 75) The building is aesthetically pleasing, but it needs an appealing anchor. While I'm happy to see the Surgical Supply Business occupying a space there, who wants to shop for surgical supplies? If you want to draw people in, some sort of attractive business should be in place.
- 76) My Dr. merged with a group in the bldg. and I am not happy with the merger.
- 77) It is an aesthetically pleasing space. The village should be as strict as Williamsville related to commercial space construction
- 78) The building looks great, but it's just a medical office. What does that contribute? My wife and I just moved here from the city in our first house. We love everything about the area BUT the lack of things to do with taste. We need a nice bar, restaurant, coffee shop, music store or something. Something to make our friends in the city want to visit.
- 79) Looks fresh and new and it is bringing new business to the village
- 80) I like the fact that the building is built to the curb, two floors, mixed-use and in scale with the rest of the neighborhood. I don't like that the parking for the building is on the side, and the lights are too bright in the parking area.

- 81)I have become a patient at the Primary Care doctor's offices and have used the Catholic Health Lab services. It's a great location!
- 82)Very good, although Benson's as a tenant does not add much to street life on Delaware and the parking on the side isn't attractive as the building being built all the way to the other side.
- 83)you need to have tenants ready to go into such a building. It looks nice and modern but fits with the village atmosphere.
- 84)Looks awesome, excited to see what else goes in there. Great to see something go in place so quickly of an old building that is vacant.
- 85)It is a nice building but the Benson medical supply store looks a little unorganized.
- 86)The building is beautiful, though we do hope something good goes in the vacant spots.
- 87)Updated buildings not only look nice but will likely attract unique businesses. We really do not need anymore salons.
- 88)I like the looks of it and it's potential. But is it going to sit empty for a long time? Has anyone but that medical/prosthetic supply store signed on? This worries me.
- 89)They turned a burnt out street corner into a handsome, safe , well lit space.
- 90)I think that if we can reuse what we already have established, why not?
- 91)It's an attractive new building that looks like it belongs there. Multiple use idea is practical, adaptable, and fits into a village scene.
- 92)I think it is an attractively designed building that adds to the landscape of Kenmore.
- 93)Kenmore needs to expand its market - this can be nothing but good for the tax revenue.
- 94)It's a nice looking building
- 95)Too close to the road -too tall. Don't like yet another Delaware entrance -really, was that needed? Don't like that the rounded window openings don't have rounded windows but fill -in white instead. The white is going to be painted the color on the sign, right? Like that it's made of brick. No more medical or office stuff in the building please.
- 96)It looks like it has always been in Kenmore
- 97)The building has an old style character
- 98)Love it! Great addition to the Village.
- 99)I think it's too close to the street and it looks geared toward more office space rather than retail space.
- 100)It' s too tall. Seems overbearing. Should have been shorter.
- 101)It looks great. I just don't have a use for it.
- 102)Reuse of an abandoned building
- 103)It looks nice.
- 104)it's not that high to disrupt kenmore's 'quaint' feel, but it's nothing that would bring in people.
- 105)Greatly enhances Delaware Ave., adds much needed ambiance to the village, truly lovely, wonderful attention to details
- 106)It's a beautiful building.
- 107)not in keeping with the village, too tall.
- 108)Very modern. Gives diversity to our quaint village.

- 109)I like how it fits into the area. Also very clean and doesn't look cheap.
- 110)It's beautiful and the architecture fits in so well with the village!
- 111)It is great to see a new building, especially one that has some architectural significance. It really feels like you are entering a different place, it is such a shame that Walgreens built that awful building in place of the old Louies building. I know the old building was in rough shape, but to end up with another ugly box.
- 112)it looks nice, nothing cosmic, I like the older architecture within the village better but its pretty much impossible to build that type anymore it seems
- 113)It's got a nice look and feel and it's a personal bonus for me - my doctor's office is in there! No more driving to Williamsville!
- 114)its about time! now lets get some companies in there!
- 115)Fits appropriately into the village setting and architecture also adds to a village ambiance.
- 116)Looks great, fits right in. However, it makes the other buildings look dingy. Let's keep it up!
- 117)They did a great job making sure the building had great features not just a square box.
- 118)It is well designed for the space and a welcomed addition to the Avenue
- 119)The building is so attractive and fits so beautifully into the village. It's modern with a village feel. I love that the parking is behind the building!! That was just genius!
- 120)I've been in it - it's really nice and brings Kenmore a nice look
- 121)Very aesthetically pleasing. Makes the village look more lively.
- 122)Sometimes new buildings are better looking than old ones especially when vacant. :like the lights on the building and the signage.
- 123)new business in Kenmore is great.
- 124)nice looking, we have already shopped at benson's very convenient but think it's a little close not enough room between the building and Delaware Ave
- 125)It fits in Kenmore, not like a bad addition, but something that compliments the Village of kenmore.
- 126)Provides a multi-story mixed-use building bringing activity to the street level. Only downside is the driveway onto Delaware.
- 127)If it is the building I am thinking of (mostly medical-related business), it is beautiful but not the type of stores I frequent.
- 128)I think it will add to the look of the Village in a good way. More business's more people more jobs more money.
- 129)Compatible in fill, pedestrian friendly close to the road. Although I am unsure what will go in there
- 130)Beautiful building, though it did take forever to build. I hope some desirable stores rent the lower level!
- 131)It is a nice looking building; I like that it is built out to the sidewalk, like a village building ought to be. I hope the businesses in it succeed.
- 125)It's a nice looking building - and to be quite honest...car lots are not attractive! Further north on Delaware they occupy more than enough valuable real estate.
- 125)It's nice to see new construction, and the style is very nice.
- 126)The architecture blends well within the village and it's great that new businesses are coming into the village.
- 127)I've only seen it while driving to/from work, so I can't offer more feedback than that.

- 128)It's look fits in well, now if it just stays occupied
- 129)It's too big! I thought it was going to be more in keeping w/the size of other Delaware buildings. It really didn't need to be so tall. It looks hulking especially since it's so close to the road. I like the road sign though.
- 130)It makes the village look much more modern
- 131)Wow, what a classy looking building.
- 132)Very upscale. Which the other store fronts would refresh up their frontage. Too many of them are looking old and tired.
- 133)t looks great, even though it is new, it kept with the small village feel of kenmore.
- 134)It's just another building and not too different. It works.
- 135)i like the architectural style...it is compatible with the older architecture in the Village and it not a Walgreens type eyesore
- 136) Very cool!
- 137)I like the detail and the colors looks great
- 138)glad its brick instead of that cheesy foam stuff they stick on buildings all the time
- 139)What a score for Kenmore... nice
- 140)Don't like the windows don't fit the brick outline –why not buy specially made windows that fit the space –probably too expensive but it would have been nice.
- 141)Thank God! A Delaware building that doesn't look creepy!
- 142)I like it and hope that it leads to more of the same –especially on the other business streets
- 143)Super great! Sets a good example for others to follow.
- 144)Would have liked more green space and hope that a café goes in there. Fits into the village –like it.
- 145)went inside the back door and was blown away! great inside and out!
- 146)It's ok –don't notice it much so it must blend well
- 147)Love, love, love it!
- 148)Whoever did this –Iskalo –should be patted on the back and told well done!
- 149)way cool
- 150)I can see myself sitting out there with a latte –enjoying kenmore. Bring on the caff please!

**It is statistically true that a successful local business district raises the value of homes located near it; The Village is only 1.44 miles large so every home is near businesses. What ideas do you have for helping to make our Village business environment the very best it can be?**

1. Rework the Delaware Avenue stretch in Kenmore. The businesses on that stretch are dying one after another (see the bookstore you just mentioned!) Take example on the Elmwood Village stretch: lots of unique stores, combined with a large farmer's market, restaurants, coffee place, bookstores... We have parts of this already, we need to expand on it!!!
2. Get the trash cans off Delaware -they look horrible and smell.
3. Fix the broken bases of all the street lights -what garbage! Who made the decision to buy them?
4. I just recently moved to the Village of Kenmore from the city of Buffalo. I'm in my early 30s, recently married, and wanted to purchase a home with character in a neighborhood that is safe and convenient. I love my home and my street. I would love to see some upscale pubs and bars come into the neighborhood. Restaurants similar to Europa, Betty's or The Wine Thief that make the Elmwood area so enticing would be a nice addition too.
5. Try to attract businesses that will do well in a "foot traffic" environment and will compliment each other. coffee shops and restaurants with outdoor seating space would look great. And while sitting outside on Delaware enjoying your coffee, you might see other shops that you want to pop into before leaving the area. Also, I think a lot of people aren't really aware of all of the businesses that are on Delaware Ave. You really have a huge range of goods and services but people don't realize this.
6. Get rid of the disgusting convenience stores! Make the stores clean up the windows! I always find parking easy on Del. because of the meters -keep them please. Military looks like a war zone. Clean up trash. Get good businesses -no more pizza places, hair or nail places! Give us a really good bakery -not someplace where the stuff is old and stale.
7. Clean up the drug houses/apts on Delaware near Chapel and near Allegheny. How about trimming the tree in front of the business on Kinsey and Delaware, as the owner has requested MULTIPLE times, so her sign can be visible? Frankly, get rid of the \$1 store "look" on Delaware - keep the store, but the storefronts should be similar along the street.
8. I live off Elmwood, and there is some yuck there. Any benefit of business is probably decreased by the vacant buildings. I think things like trees in the commercial area (where there are now just oceans of concrete) would be really nice. I also would like the Elmwood and military areas to be given as much attention as Delaware..make those businesses feel as part of the community as the one's on Delaware. I also think some code enforcement would be great. There are some businesses on Delaware that are looking pretty rough, and a simple coat of paint would go a long way to making even the vacant buildings look nice - and then maybe new businesses would want to locate there.
9. Houses from Delaware Ave/Road have higher property values because they are near the Village center and also because they are larger homes (as compared to those between Delaware and Military Road). Clean up the business on Elmwood Ave so that this area increases the home values in this section of the Village.
10. Improve the sidewalks!!!!!! Holes everywhere! The Delaware Ave. sidewalks were such a bad idea...color shows all the filth and look disgusting and must have been cheap cement because they're crumbling all over.
11. Do something about Elmwood, Kenmore, and Military...seems like nobody thinks about them or how terrible they look -add nice landscaping throughout the Village.
12. Make it like East Aurora or Lewiston.
13. Clean up the windows of the businesses -make the outsides look better -fill with quality businesses
14. You gotta get those empty stores, lots, etc. filled. I also feel that if you have more business for people to use, you should consider more municipal parking lots.
15. Angled parking, decorative pavement crosswalks, yield to pedestrian signs like in East Aurora,
16. We have a walkable community filled with way too many pizza joints and businesses that aren't "destination" spots. It would be great if there were places to shop in the village and places to hang, have a cup of coffee, etc. There seems to be no diversity and actual places to go into right along Delaware Ave.

17. There should be a village code for businesses and/or building owners to keep their buildings up to date aesthetically. Half look nice and half look horrible. No more plywood signs.
18. We need stores where you can buy useful products. Kenmore need to move into the 21th century, we are way behind. Look at Williamsville and Elmwood. That is what we should aim for, not Kenmore in 1920s. Get over the past and focus on the future!
19. We love the Village of Kenmore and walk to Delaware Ave almost daily, yet always comment that it's under utilized. Especially in the summer we feel that the addition of an ice cream shop would be wonderful! We'd definitely go there, a lot!
20. Too many empty lots/buildings. Board needs to be more thoughtful in allowing new builds until the existing buildings are used.
21. Improve walking environment of Delaware, more attractive businesses
22. many of the village business are in very old and shabby looking buildings. They could use some renovation. I like the small plaza's that have been updated, they look inviting.
23. They should agree on "destination style" facades and get rid of corny store fronts like PINK and dirty windows etc. Mishmash. Make it appear as a cohesive business community, even if it is not. I am not insisting everything be uniform but more quaint- lewistion style, or Williamsville style. And done soon to keep unsavory element from moving in.
24. Keep it clean -plant trees -keep kenmore safe from crime.
25. Supporting initiatives
26. Clean up the business windows!!! Buffalo Computers and the arab store are all disgusting! -Please, please clean the windows and remove all the crap like back of shelves from them!
27. Less vacant storefronts.
28. I would like to see fewer car lots and more cafes and shops. Parts of Kenmore look really industrial. Shops and cafes would make Kenmore more appealing as a residential area. As it stands, there isn't a single nice cafe or cup of coffee in Kenmore. Kenmore really needs an anchor to bring in other shops and cafes. I would like to see more foot traffic and greenery in Kenmore.
29. We need to bring in the right kinds of businesses. The kind that bring people in for a little while so they go window shopping and what not, we have alot of stores that you would visit once a month or so but not alot of coffee shops and small specialty stores that make up those shopping districts like Elmwood in Buffalo and Hertel in North Buffalo or Williamsville.
30. More advertising about local free parking, which will help people to understand that they can park, walk and shop.
31. If a business is set up in Kenmore and is successful, the village needs to keep them in Kenmore. Keep rent competitive, deep buildings updated. Do what it takes to keep the businesses in Kenmore.
32. small independent businesses would be preferable.
33. benches placed in front would look great along Delaware... maybe a fundraiser???? donated in memory of... with little engraved plaques.
34. we need to fill the vacant store fronts with places people will come to shop, like clothing, bakery and gift shops. We need to spruce up the storefronts.
35. I give time & talent to the village & upgrade my home
36. Restore/renew the exteriors!
37. Better marketing of property, making something like Delaware more cohesive and seeing if Tonawanda can cooperate in getting similar density zoning and allowances for the areas near Kenmore. Market the area as an affordable, family friendly alternative to places like Elmwood and East Aurora.
38. No more restaurants of any kind, nail or hair salons!! We need gift shops, clothing stores, and places that actually will put interesting things to look at in their display windows. I walk Delaware and Elmwood and there isn't much to look at.

39. Fill the empty stores, keep the sidewalks clear, outdoor dining.
40. I'd like to see more mom & pop type stores...art galleries...kind of like Allentown area.
41. have the businesses tidy up in front of their storefronts; maybe restaurants can have outdoor seating making the area look more active and inviting
42. The facades need to be attractive and flowing. and look like an invitation to come in, browse and shop.
43. find stores that people have a interest in. find people to fill the empty store fronts
44. The store fronts need to be refurbished. They look old and unattractive.
45. i wish I had a good idea, but I can't think of any - sorry.
46. I would want more police presence so people walking would feel safe to shop in Kenmore.
47. Parking situation needs to be well thought out. people dont shop on Delaware if they cant find parking close to the store they want.
48. i'm not sure other than to have the types of businesses people need and offering incentives to business owners, although i don't know what those would be
49. shop or frequent them as much as possible.
50. I live between Colvin and Irving Terr and its a walk to a business esp in the winter. There needs to be a diversification of businesses on Delaware and Elmwood. There are too many beauty shops and pizzerias in this area and other types of businesses need to be recruited. Also, the empty stores should look less empty and drab by putting displays in the empty store fronts. The streets will look more alive and more attractive.
51. Don't let landlords that are MIA leave unused property vacant and messy. Properties on the main drag at least should be kept up, empty or not, and not allowed to stay empty for more than 6 months-- they could be turned into community gardens, even if temporarily.
52. would love to see all of the businesses keep the area around them clean (I didn't realize the corner in front/side of the corner market on Delaware wasn't taken care by them and wouldn't go in to shop because it looked dirty on the outside. We also need to get rid of the signs on the sidewalks they should advertise in the Common Goal instead of crappy signs.
53. Encourage residents to buy local
54. Quality signage, traditional facades, landscaping & period lighting. Bike racks. Attractive & welcoming rear entrances from back parking lots.
55. We need to bring an atmosphere of shopping and eating. Right now we have pizza and sub shops. How about something different. We don't need a big store, but maybe we could have a miniature variety store, take away the "Dollar General" feel. Could we have something like Viddler's or like Woolworths used to be.
56. I think I concerted buy Kenmore campaign could work with discount flyers for each business. Also, getting a national retailer like a trader Joes or Coffee Culture could draw Canadians who currently shop in North Buffalo to the Village of Kenmore.
57. Back in the day, during Kenmore Days, the local business had a sidewalk sale on delaware. I'd like to see that again.
58. More wifi in businesses for the consumers
59. Renovate the storefronts of vacant buildings
60. I don't know
61. Design controls for building facades

62. Bring in better quality businesses that aren't the same type as what we have. We need places that have enough money to keep their business looking good –that can advertise and that people want. –places that make me want to window shop.
63. Keep in mind that Kenmore extends to the other side of Colvin to the Town of Tonawanda. There are no businesses except for a Rite Aid.
64. Fill the empty buildings
65. The buildings formerly owned by Katz need to be completely renovated.
66. more attractive signage
67. Designate an evening or two throughout the summer and around the holidays for businesses to stay open later.
68. Keep the quality of the homes and businesses of the village up to par and protect it from urban sprawl. Keeping the neighborhoods up to value will help keep the village from becoming blighted.
69. I like the little mom and pop specialty shop look and feel of Elmwood, East Aurora etc.. I don't believe that we need more strip plazas with chain shops and please no more dollar stores. I believe that says cheap and changes the clientele that comes to the neighborhood.
70. They should try to compete. Just because you lease an empty store and put some products in there it doesn't mean people will shop. Have good products, have a clean store and store-front. Put pride into your store as they do on Elmwood.
71. I think that we should approach developers that are building and investing in Buffalo to do it also in Kenmore. We have more parking and are more accessible. Plus a lot of people won't venture into downtown Buffalo
72. Best thing is to have no open or for rent storefronts, there are many right now in the business district.
73. Village is quaint and we should open shops such as cafes, coffee shops, ice cream shops. Small places where people can gather. Wine stop.
74. fill the empty spaces - or make store fronts of every empty business look appealing
75. If they built it, I will shop there. It's that simple.
76. put some nice businesses in new building that houses Benson Surgical. it is a great looking place.
77. Start remodeling the front of the store like the one's near St. Paul's Church. It would add a lot to the village.
78. there are a lot of children in Kenmore & families. Maybe something related to children? Not sure what.
79. I think Trader Joe's will bring people from outside of Kenmore which would increase business at other places.
80. You do such a nice job encouraging people to shop in Kenmore. It is great to be part of such a village.
81. Maybe offer some of the current businesses incentives for improving their space. One of the eye doctors smells like mold inside.
82. Service the heck out of it
83. Keep it clean and attractive and cater to locals as well as a grand appeal to customers in our surrounding areas.
84. There are lots of new and younger occupants in the Village, and appealing to them seems key to growing the business sector. We have \_way\_ too many salons and dance studios: open up a wine boutique, a natural foods store, or a bistro. While I'd prefer to see locally-owned independent businesses take root, appealing to corporate or chains that can draw customers would also help. Why not try to draw a Chipotle, a Noodles & Company -- or even a Spot or Coffee Culture?
85. Have fun shops

86. keep it clean and safe and provide ample parking
87. Areas to lock up bikes would be nice.
88. Try to reuse sites that have been vacant if possible for any new business. Empty storefronts send a bad message. For example: An A.C.Moore's might work in the old Walgreen's site. Crafts are big business and it would also create jobs within the village.
89. Making sure commercial property owners maintain property, urban character of buildings, and market it to independent retailers.
90. Lots of restaurants and food businesses. Make it an "eating" destination. We already have a lot of restaurants...bring more, trendy types in...like the Delaware, etc. Pubs like Currys or more good Italian restaurants...like Hertel Ave did.
91. With restaurants/coffee shops/etc. definitely outdoor seating. Maybe something like "Taste of Kenmore" or something to showcase the businesses like a street sale.
92. people like to walk and i would rather walk to a village bagel store, bakery, or book shop and get coffee then have to get into a car and drive. If there were nicer shops and more family friendly types of places those businesses would thrive in the village
93. Perhaps, tax incentives?
94. I feel that Kenmore should have the feel of the Elmwood Village area....there should be a diverse collection of businesses. Unfortunately, we have too many salons (no reflection on their quality of services). I am disappointed that Premier is leaving, although I do shop at Sheridan Liquors, it isn't centrally located. I often run to Dash's because I like the quick in and out, so I think a Trader Joes would be great.
95. The village residents have to be reminded of this--with each KVIS newsletter and even more if possible. If people know their property values will increase--that is good incentive to shop locally. There also have to be some decent businesses to patronize. An upscale, local coffee house would be great. A Spot coffee would be amazing here--much better than Starbucks or Coffee Culture. Also, it is very important that shoppers feel safe. I remember awhile back, going into Best of Health and hearing Marcia telling some customers how Kenmore is changing. Evidently there had been some robberies in nearby businesses. I remember when Julie of Julie's Shoes had her purse stolen by a supposed patron. A police presence on Delaware Ave. would be great. How about police 'walking the beat'?
96. Start holding apartment landlords to higher standards on the care and upkeep of their property both street view and otherwise. The village has areas that are starting to look very poor. Who wants to maintain a business in a community where we do not hold the residential property owners to the same standards as the business community as far as preserving the historic image of the village. We have beautiful businesses with poor residential properties stuffed between them all along Delaware Ave, Delaware Road, and Kenmore Ave. These property owners should at least keep their lawns maintained, their garbage out of sight, their sidewalks shoveled, broken windows repaired, peeling paint addressed, and gutters working. Also, proper lighting should be required for all rental properties. Who wants to open a business next to one of these poorly maintained properties?
97. When I live between Delaware and Elmwood, and when people come to my house, they always comment on how "cute" and "quaint" and "adorable" the village is. I think that maintaining those qualities, maintaining Michael's Florists, and the candy shops, and the salons promotes this. I think that if there was more encouragement of walking from shops (almost like patrons in the Elmwood Village do) would help patrons to try new shops/stores.
98. Keeping it clean, keeping it beautiful, green, landscaped helps. The farmers market is great. Anything that gets people out of their cars and on the sidewalks.
99. MORE PARKING, CLEAN UP THE FACADE AND A STANDARD LOOK AND FEEL FOR BUSINESSES,
100. This is a very difficult issue. Kenmore is great for the small town/ village atmosphere, but it can keep that by bringing in destination business like Trader Joes, or something like Whole Foods, it can keep that for the tax base and establish a residential brand like Elmwood Village. A bookstore like Talking Leaves wouldn't hurt either. With smart moves Kenmore can become a powerhouse of local identity and let's face it, property value goes up for everyone.

# Survey Summary

*783 people completed the 2012 Kenmore Businesses Survey. The Survey was conducted through an online source over the course of several months.*

1. The majority of those surveyed would like to see a Bakery/Café open in Kenmore. The KVIS Businesses & Commercial Properties Committee believes that a bakery café that is long established, with quality products including baked goods, bread, soups and sandwiches would be the best candidate for this. The previous Kenmore Businesses Survey showed the same business as being the most desired by Village residents.
2. There is a prevailing tone in the responses that indicates that those responding would like to see businesses that are unique and not part of a chain move here. The words local, unique, mom and pop, etc. were used in the survey responses to describe this.
3. Those responding would like to see an independent book store (like talking leaves) move to Kenmore to replace the used book store that was here for many years but has now closed. The majority of those responding said that they would shop at that book store, should it move here.
4. The majority of those responding do not purchase products or services that are non food related in Kenmore. Most of those responding indicated that they purchase non food products rarely or once a month. This is a troubling indication of the need for variation and creativity in the types of non food related businesses here.
5. Many of those responding indicated that they purchase food items from Kenmore businesses once a week, however all most as many responded that they rarely purchase food here; this was followed closely in number of respondents selecting once a month or every two weeks as the option for purchasing food in Kenmore.
6. There is overwhelming approval for the new Iskalo Development building. Most of those surveyed believe that it complements and fits into the character of Delaware Avenue in the Village while being a well built building with charm.
7. There were many varied thoughts from those surveyed as to how we can improve our business streets; though these are best read as a whole, several thoughts are repeated throughout.
  - a. Renewed commercial exterior spaces. Many people responding think that Kenmore commercial spaces look unkempt.
  - b. Clean business windows –clear of shelving, signs, and kept consistently clean.
  - c. Commercial spaces that are filled with businesses that encourage window shopping.
  - d. Hair and nail salons and pizza restaurants are believed to be at or beyond capacity here; those responding would prefer to not have any more of these businesses move to Kenmore.
  - e. More attention to improving Kenmore Ave, Elmwood, Military is desired, especially by those who live west of Delaware Ave.