

From: [Korn, Devan F \(APA\)](#)
To: wendysplace@westelcom.com
Subject: RE: APA project no 2021-0066
Date: Tuesday, June 08, 2021 8:50:00 AM

Thank you for your comments on APA project no 2021-0066. Your letter has been included in the project file and will be considered during review of the project. The commercial space proposed on Broadway as part of the project is designed to be used as a professional office.

Please don't hesitate to contact me should you have questions.

Sincerely,

Devan Korn

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From: wendysplace@westelcom.com <wendysplace@westelcom.com>

Sent: Monday, June 07, 2021 5:22 PM

To: Korn, Devan F (APA) <Devan.Korn@apa.ny.gov>

Subject: APA project no 2021-0066

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I am the owner of the Christian Bookstore across the street from where this project is going to be. I have NO problem with the project itself. Whether the owners of this undertaking can find tenants for all these apartments remains to be seen. BUT I have no problem with that part of the project.

What I DO have problem with is the construction of MORE retail or commercial space. Do you know how much EMPTY retail space the village currently has? As a business owner I can tell you that "retail" in today's world has become much harder over the years. Competition is everywhere. A few years ago I made a list of the empty stores. Unfortunately, this list hasn't changed much over the years.

Empty stores in the village:

- 1) 4 stores in Eddie Dukett's building, or as locals call it "the blue building. The last stores there were: Another's Treasure, The Rock Shop, Fact & Fiction Bookshop, Bling.
- 5) J.C. Penny building
- 6) Sheefer's Jewelry building on Broadway which is now unsafe and in terrible shape
- 7) Original Aubuchon hardware store--2,500 square feet
- 8) empty store in old Newberry's building
- 9) Eat & Meat grill building a few doors from me
- 10) Two large empty stores in with Dollar General. One was Movie Gallery. Other was North Country Rent to own.
- 12) 135 Broadway, large apartment building up from me. Store on right is empty.
- 13) Nona Fina Restaurant
- 14) 3 empty stores in Ames Plaza. Radio Shack, Rent to Own, Tops Grocery
- 16) Branch bank building on Church street. Last tenant I believe was Key Bank
- 17) Sylvia's Tailoring shop across the street from me. She moved here store.
- 18) Small store next to China Jade. Last tenant was Say Real Estate
- 19) China Buffet in neighborhood of McDonalds. For sale or lease.
- 20) E & M Market. Building is up the street from me. Building was up for rent but now for sale

This is just a "rough" list. I'm sure if I looked around I could "easily" find more.

Many years ago we had full storefronts. The Enterprise and many locals complained about all our empty stores. But I CONTINUED TO COUNT ONLY THREE for many years. Not anymore. And why do we have all these empty stores?

- 1) Competition from the internet.
- 2) Many of the stores are very small. How much inventory can you sell in a space under 1,000 square feet? Not much. And you're not able to purchase inventory at large discounts. So you're getting regular retail for your prices. Customers won't HESITATE to shop online where they can get better deals.
- 3) Most the stores are in rough shape and need a lot of work.

So if these "new" project owners are not careful we'll be looking at MORE EMPTY RETAIL in our little village, unless the owners have SPECIFIC businesses that want that space. The last village board wanted to do something about all the empty stores. But my question to them was "What can you possibly do? Not much." Today's retail environment is NOTHING like it was many years ago. I feel the project developers should "rethink" retail in their building.

Wendy Foley
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