After zoning change, Stewart's builds in Peru

By Sue Botsford Staff Writer

PERU — At long last, Stewart's has opened in Peru.

The grand opening was Dec. 20. It is the 152nd Stewart's shop in the chain.

It was an uphill battle for the Saratoga-based company - including two suits and a change

in the town's zoning. It all goes back to the late spr-

new businesses opened in

downtown Ticonderoga last

year, and several existing ones

On Montcalm Street there are

two new beauty salons, Head

Hunters (owned by Charles

(Badky) and Harwarks (Bosic

Curtis and Anne Mazzotte); a

children's clothes store, Coun-

try Kids (Lynne Reale); Doc's

Video and Entertainment Center (Mike Vilardo); a medi-

cal equipment and supplies business, PA Medical (Joan Newhall); and Adirondack

Two new businesses opened

off the main street on Lake

George Avenue: Freshy's

Donuts and Strawberry Patch, a

crafts store. The latter is at 190 Lake George Avenue, the histor-

ic Pad Factory, where the ground floor was recently reno-

vated to accommodate the relocated Home Improvement Shop (Diane and Randy Dixon) and the Times of Ti (Denton

Several other businesses have

expanded and relocated in-

cluding Patricia's (Pat and Pat

Trudeau), a women's clothing

store; Aubuchon Hardware; and

the Fabric Shoppe (Terry Butler), all on Montcalm Street.

The Fabric Shoppe moved from

its cramped quarters, now oc-

cupied by Country Kids, up the street to a former eyesore, rehabilitated with HUD, CDBG and

private funds by owners Harry

and Darlene Treadway.

Publications).

Floral (Rose Serdinsky).

expanded and relocated.

Eight new businesses

open in downtown Ti

TICONDEROGA — Eight businesses came under new ew businesses opened in ownership in 1986. The Wilcox

ing and summer of 1985 when, after three appearances, the zoning board went against the planning board and approved the construction of the convenience-store-type business with gas pumps at the intersection of Maiden Lane'and Main Street.

That decision was taken to court. The ruling by the Supreme Court was that the passage of the arterial commercial zone, which allowed

and Regan Funeral Home, one

of Ticonderoga's oldest

businesses, was purchased by

Jim Cawley, formerly manag-

er of the State Theater, is now

its new owner. Jim this them

hard at work the past few mon-

ths restoring the Art Deco-style

interior and marquee. The the-

ater, which used to be open only

for the summer, will now be

In addition to the State Theater, several other businesses

have given their buildings a

facelift this year, most notably

Cobbler's Bench Furniture Carpet and Bedding Shop (Charles Eisenberg) and Cham-plain Valley Federal Savings and Loan, which removed faded

aluminum siding and replaced it

PRIDE of Ticonderoga, a Rural Preservation Company, has been working to improve Ti-

conderoga's business district for 2½ years. When PRIDE was

established in May of 1984,

there were 12 vacant storefronts

in the downtown area. They

have since been filled and the

business community is thriving. In 1986, several of PRIDE's ac-

tivities contributed to the

revitalization of downtown, including a Facade Improvement

Program, a Small Cities CDBG

apartment rehabilitation pro-

gram, and the coordination of

Christmas decorations for the

Thomas Valenti.

open year round.

with stucco.

Stewart's to build in that area, was not properly recorded in town board minutes. That section of the zoning ordinance had been in effect for about four years.

The town board went back to the drawing board and drew up. a plan for another arterial commercial zone, which was similar to the one that was ruled inval-

The plan for the new zone was sent to the town planning board and the county planning board. Both boards recommended the zone not be approved as written. The town planning board recommended two zones with stricter regulations within the hamlet of Peru.

However, the town board approved the zone, which runs from the Plattsburgh town line on Route 22 to the AuSable town line. The zone extends 500 feet on either side of the center line of the road outside the sewer district and the depth of the existing lots inside the sewer

The board changed an original recommendation for the zone that would have eliminated gas numps within the sewer district or hamlet area. That opened the door for Stewart's.

Dr. Merritt Spear, representing himself and other Peru residents, again took the issue to court. Supreme Court Judge Dominic Viscardi handed the case over to the Appellate Division, which in turn handed the case back to Viscardi. Viscardi ruled in favor of the town and

Staff Photo/Gerianne Wright

Eleanor Bousquet serves a free ice cream cone to Angie Beshaw during Stewart's grand opening in Peru, held last December.

Stewart's in September, opening the door for construction.

Stewart spokesman Herb Boynton said at that time that the company intended to immediately do the work that needed to be done before cold weather set in - footings, pav-ing and hurwing the gas tanks

Workers were moved from the Peru site to other locations where Stewart's shops were under construction and then returned to Peru in the late fall.

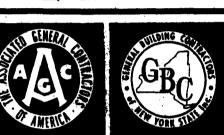
The 2,200-square-foot building was completed in December. The new business will employ between eight and 10 people either part- or full-time, according to Boynton.

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design-build contractors, waste treatment, mechanical and plant process piping specialists.

A couple of existing main street.

PROGRESS PROFILES

Limelight Spas Inc. 345 Upper Cornelia St., Plattsburgh 561-5906

Progress Profile: Limelight Spa had many changes in 1986, combining with its downtown Brinkerhoff Street hot tub rental, with its West End Spa Sales and Tanning Salon, all in one place behind Rambach's Bakery.

The new larger location contains hot tub rental rooms, tanning beds, tanning booth, computerized Acu-Massage table, and a large spacious lobby with fireplace, to relax before or after

tubbing or tanning.

Many new services have been added, including the sale of health food, vitamins, minerals, etc., acu-massage, high speed stereo cassette duplication, photo-copying and sales of satellite TV systems.

The spa showroom offers for sale a large selection of spas, hot tubs, whirlpool bath tubs and saunas. In March, incoming and outgoing referral

sentative for the Acu-Massage Table, in northern New York and Vermont.

In February, a second store was opened in Gouverneur.

Donald Duley Associates 132 Cornelia St., Plattsburgh 563-3500

Progress Profiles: A new real estate brokerage office was established in Plattsburgh during April, Donald Duley and Associates opened in a completely renovated circa 1850 brick colonial home on Cornelia Street.

Recognizing the value of older homes, much research was done on the Cornelia Street building to restore the outside to its original appearance. The interior was converted to a modern 1,500-square-foot office.

The firm is staffed by 12 licensed realtors, all experienced in residential real estate sales. Other services include investment and commerical sales, Limelight was appointed represervices and property appraisal.



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518/563-7551 Established in 1964, this company specializes in H.V.A.C., plant piping, waste treatment, and heavy mechanical work associated with

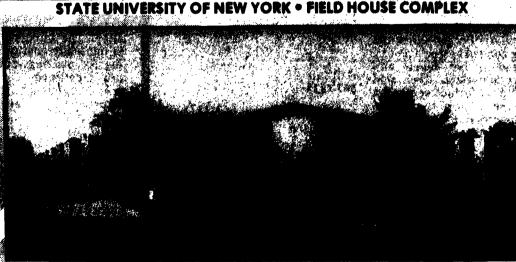
Adirondack Structural Systems, Inc. P.O. Box 730 Plattsburgh, NY 12901

518/563-0220 This company, established in 1966, performs water, sewage, and paving work along with designing and building per-engineered steel building construction.

A & M Development Co. P.O. Box 730 Plattsburgh, NY 12901 518/563-5081

Established in 1970, this company owns a partially developed 40-acre site for industrial and commercial use. The company also builds and rents residential townhouses, epartments, and commercial property.

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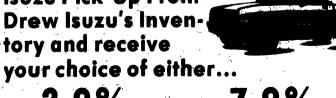
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