

After zoning change, Stewart's builds in Peru

By Sue Rotford
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-

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

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 invalid.

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 district.

The board changed an original recommendation for the zone that would have eliminated gas pumps 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.

Eight new businesses open in downtown Ti

TICONDEROGA — Eight new businesses opened in downtown Ticonderoga last year, and several existing ones expanded and relocated.

On Montcalm Street there are two new beauty salons, Head Hunters (owned by Charles (Budky) and Marjorie (Roma) Curtis and Anne Mazzotte); a children's clothes store, Country Kids (Lynne Reale); Doc's Video and Entertainment Center (Mike Vilardo); a medical equipment and supplies business, PA Medical (Joan Newhall); and Adirondack Floral (Rose Serdinsky).

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 historic Pad Factory, where the ground floor was recently renovated to accommodate the relocated Home Improvement Shop (Diane and Randy Dixon) and the Times of Ti (Denton Publications).

Several other businesses have expanded and relocated including 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 occupied by Country Kids, up the street to a former eyesore, rehabilitated with HUD, CDBG and private funds by owners Harry and Darlene Treadway.

A couple of existing

businesses came under new ownership in 1986. The Wilcox and Regan Funeral Home, one of Ticonderoga's oldest businesses, was purchased by Thomas Valenti.

Jim Cawley, formerly manager of the State Theater, is now its new owner. Jim has been hard at work the past few months restoring the Art Deco-style interior and marquee. The theater, which used to be open only for the summer, will now be open year round.

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 Champlain Valley Federal Savings and Loan, which removed faded aluminum siding and replaced it with stucco.

PRIDE of Ticonderoga, a Rural Preservation Company, has been working to improve Ticonderoga'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 activities contributed to the revitalization of downtown, including a Facade Improvement Program, a Small Cities CDBG apartment rehabilitation program, and the coordination of Christmas decorations for the main street.

PROGRESS PROFILES

Limelight Spas Inc.
345 Upper Cornelia St.,
Plattsburgh
561-3906

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 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, Limelight was appointed repre-

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 commercial sales, incoming and outgoing referral services and property appraisal.

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