

**Forest Hills Planning Commission  
Regular Meeting**

MINUTES of 09/17/2014

COMMISSION MEMBERS IN ATTENDANCE: Norm Keller, Scott McGraw and Paul Kimicata

Absent: Bob Thompson, and Steve Greenberg, Lisa Michel and Marilyn Gelzhiser

Also Present: Barry Cassidy of Barry Cassidy Planning and Development<sup>1</sup>

Meeting started at 7:30 p.m. Quorum not present.

The following notes of the informal Forest Hills Planning Commission meeting of 9/17/2104 were taken by Scott.

Barry Cassidy provided the following information:

1. Barry describes his group as a pre-developer.
2. They have already received a \$126K@ assessment grant for the property. With this grant they have generated an assessment/remediation report. The next step is to get the grant money from the state to remediate the site in accordance with the current application before Forest Hills. Once the site is remediated, hopefully they will receive an Act II certificate and can sell the site to a developer as a deed restricted property.
3. To get the remediation grant (@\$500K) the property has to be transferred back to the borough as custodian and they (Barry's Group) have to prepare a building site plan. According to Barry, this type of custodial arrangement is common and will not result in any additional expenditure or liability on the part of the borough.
4. Barry brought a tentative copy of the building site plan to the meeting. A copy is enclosed.
  - a. Woodland Hills is interested in purchasing the Atom Smasher and building for use in its stem academy. Westinghouse Corp, which is interested in preserving the actual atom smasher, provided Woodland Hills with a 15K grant to produce a feasibility study. This plan may require a further subdivision of the lot.
  - b. Should Woodland Hills not purchase the building, Barry has a plan to scrap the building but keep the atom smasher. He would use the money from the scrap as part of his matching funds for the development part of the project.
  - c. Barry reviewed the preliminary building plans for the property. He acknowledged that the plan had numerous errors; for example, the apartment building was sitting on the edge of a cliff.

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<sup>1</sup> Taken from his web page, Barry's resume is attached

We commented that the endurances for the parking lot for the STEM facility should be moved off of the alley because of traffic concerns.

We also told Barry that he should try to achieve “zero accelerated water runoff.” It was also suggested that the parcel on Avenue A should be looked at as a retention basin.

Also, entrance to the facility should enter from Avenue F.

5. Barry stated that the funds being used to develop the actual property would be PHHA(?) funds not Section 8 funds. According to Barry this means that the building would be permanently senior housing and never converted to an alternate type of housing.
6. Barry also stated that the government (Corp of Engineers or county) was given an easement to clean out the retention basin near Ardmore.
7. Barry said he would email a copy of the plan and the assessment/remediation report.

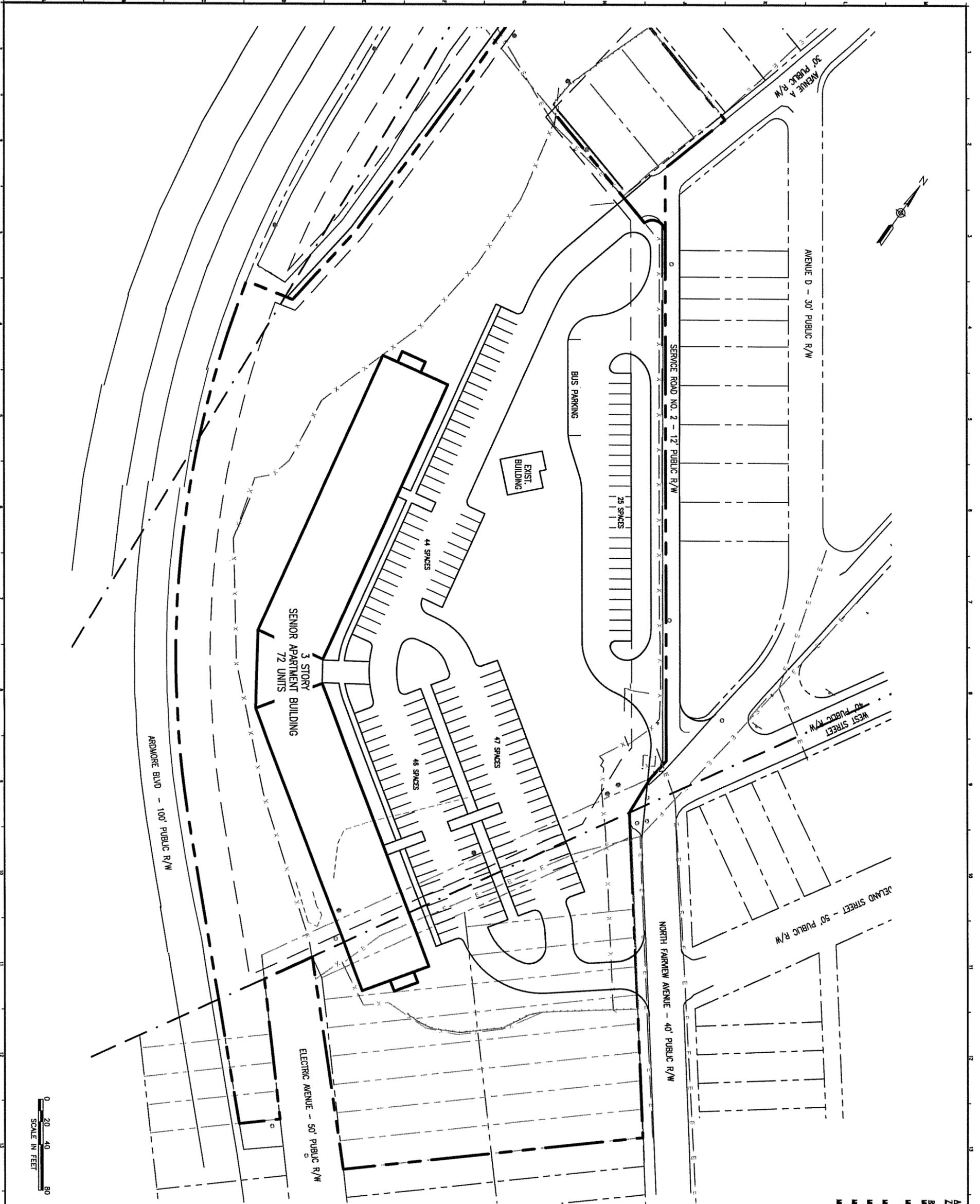
There was no official action requested and no additional agenda.

Meeting finished at 9:00 pm

**Next meeting**, Wed October 29, 2014 @ 7:30

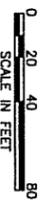
Minutes by Scott and Norm (mostly Scott)

# Atom Smasher Site Progress Plan



**AREA AND DIMENSIONAL REQUIREMENTS**  
ZONING DISTRICT DISTRICT S-2

REQUIREMENTS:	7,200 SQ. FT.
MINIMUM LOT AREA:	3,000 SQ. FT.
MINIMUM LOT AREA/FWALT:	
MINIMUM LOT WIDTH:	55 FEET
MINIMUM FRONT YARD:	30 FEET
MINIMUM SIDE YARD:	8 FEET
MINIMUM REAR YARD:	20 FEET



PROGRESS PLAN  
9-15-14

PROJECT NUMBER:		
PROJECT MANAGER:		
CAD FILE:	SK-1	
DRAWING SCALE:	1" = 1'	
DATE:		
REV	REVISION ISSUE DESCRIPTION	DATE

PROJECT:  
**REDEVELOPMENT OF  
FORMER WESTINGHOUSE R&D LAB**  
FOREST HILLS, PENNSYLVANIA



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