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## Authority approves purchase of land for by doctors

By Amy Karpinsky, Herald-Standard  
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A pair of doctors leasing space at Professional Plaza III behind Uniontown Hospital were granted approval Tuesday by the Fayette County Redevelopment Authority to purchase a parcel in the Fayette County Business Park.

The doctors plan to construct a new building to house their practice.

The authority voted to sell the 1.3-acre parcel, which includes 1.24 buildable acres, to Dr. Paul Hartley and Dr. Sridhar Patnam for \$48,360. The property is located in Phase I of the business park along Route 40.

The doctors operate the medical practice of Preferred Primary Care Physicians.

The physicians plan to construct a two-story, state-of-the-art office building with one floor for their own use and one floor with rental space for other practicing professionals. Drs. Hartley and Patnam have been practicing medicine in Fayette County since 1988, both specializing in internal medicine. Dr. Raj Saxena joined the practice in early 2001.

While they currently occupy about 2,500-square feet and employ 15 people as supporting administrative staff, the new building will contain 6,200-square feet on each of the two floors and will have the potential to create 13 new jobs, in addition to retaining the 15 jobs.

Linda Rumbaugh of Fayette Engineering Company Inc. provided an overview of the building plans for the authority. She

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said while the township zoning requires 62 parking spaces, there are plans for 72.

She said the masonry building will be a sand color with an accent and a blue roof. The doctors plan to rent two-thirds of the lower floor to a physical therapy group and the remaining one-third to a new doctor and three supporting staff.

Authority member James S. Wolesslagle expressed concerns about having rental space, saying that things could fall through with the therapist group and something such as a dollar discount store could become a tenant. Dr. Harley said he would have no problem with agreeing to only rent for professional space.

Solicitor Herbert Margolis said the authority and the doctors will have to decide how to restrict tenants. Authority member Ross DiMarco said only allowing professional tenants should work.

Although Dr. Hartley said they don't have a bank or builder yet, he estimated that they will be able to move into the new building in about a year. Authority executive director Raymond C. Polaski said the entire infrastructure is there for the building.

Polaski said the medical practice will be built in the cull de sac with the Fayette County Mental Health/Mental Retardation and Career Link buildings along Jacob Murphy Lane off of Wayland Smith Drive. He said it is the last piece in the cull de sac.

In other action related to the business park, the authority approved a contract for site work for Penn Transportation Services Inc. for \$558,574.50. Polaski said the contract includes earth moving, compacting, preparation, installation of a retention pond and resolving drainage issues with the pond. He said the retention pond will have a park-like setting over time, complete with benches.

"The last thing we're going to do is build a mud hole," he said.

Polaski said the section of the park is currently 30 feet below the level of Route 40. He said fortunately Penn was the lowest bidder because the company is currently doing earth-moving work at the nearby Widewaters Development Group where a Home Depot, a restaurant and other businesses are being constructed along Matthew Drive.

"The earth comes free but the trucking and compaction are not free," he said.

To build up the level of the land an additional 15 feet, Polaski said it will take substantial fill. He estimated that 218,000 cubic yards of earth will be move into the site and 100,000 cubic yards will be moved internally. Polaski said the project came at a very opportune time.

"This is a real good scenario," Polaski said.

"It's a win-win. They're getting rid of the dirt and we're getting it," Wolesslagle said.

In other action, the authority approved partnership agreements for the Nemaocolin Castle renovation project and the Springer Farm Re-utilization study and marketing plan.

The Nemaocolin Castle partnership is between the National Road Heritage Corridor, the Brownsville Historical Society and the authority. The Springer Farm partnership is between the National Road Heritage Corridor and the authority.

Relating to Nemaocolin Castle, the authority approved a contract for an electrical wiring update project to C&M Electric of Hopwood for \$19,950. Polaski said \$120,000 has been secured for work to the castle. He said after the basic electrical

wiring project is completed, the next project is to rewire the chandeliers.

The authority voted to submit an application for \$350,000 to the Pennsylvania Department of Community and Economic Development requesting funding through the Communities of Opportunity Program to study and implement revitalization initiatives in downtown Brownsville.

Authority assistant director Andrew P. French said only a small amount of the money would go toward planning and the largest amount would be use to "implement revitalization strategies in downtown."

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