



FOX CHAPEL

BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING MAY 12, 2025 MINUTES

PRESENT: Austin P. Henry, Chairman; Peggy Jayme, Brenda McEver, Ronald Morosky, Thomas J. Murphy, Donald H. Newman, Jay S. Troutman, Members; Dan Moretti, Zoning Administrator; John Heyl, Adam Livingston, Borough Engineers; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: One attendee

ALSO PRESENT: Gwen Dakis, DragonArch Consulting LLC; Wesley Posvar, Melinda Guinn, Park Commission; Bridget Hathaway; two additional attendees

Mr. Henry called the meeting to order at 6:59 PM.

It was moved by Mr. Murphy and seconded by Ms. Jayme that the minutes from the meeting held on April 14, 2025, be approved as submitted. The motion passed unanimously.

NEW BUSINESS

EAC Application: Bridget Hathaway and Ryan Levy
25-04 104 Haverford Road (Parcel No. 358-C-20)
Submitted by Gwen Dakis – *DragonArch Consulting LLC*
Proposed Construction of Pool and Pool House

Gwen Dakis from DragonArch Consulting LLC was in attendance to present the application for the construction of a new pool, pool house, pool deck, and associated stormwater management facilities located at 104 Haverford Road. The applicant proposes removing 10 trees over 6" DBH.

The applicant requests a waiver for the requirement to provide a geotechnical report.

There was an in-depth discussion of the stormwater management facility's design, functionality, and location. Stormwater comments in the May 9, 2025, LSSE letter still need to be addressed so LSSE can adequately review the stormwater management and ensure it meets the ordinances.

Since there is no vegetated area under the deck, there is no way to retain water runoff. Therefore, the deck would need to be included in the impervious area calculations. Calculations were not provided showing how much water is retained, infiltrated, and proving that the facility is sized appropriately. Water must be directed to a recognized drainage course, a level-spreader, or a diffuser on the property to precipitate sheet flow. Elevations indicate that runoff would end up on Haverford Road otherwise. Additionally, Mr. Henry recommended moving the sump to the other end of the pool, but either way,

directing the outfall toward the center of the property. Mr. Newman indicated a waiver would be needed for the use of a level-spreader.

Regarding tree removals, Mr. Troutman commented that he worked hard to save tree No. 4, but it is unhealthy at the top. He also pointed out that in replacing trees, the applicant should consider the storm effect of 35,000 gallons of water currently being managed by those existing. Ms. Jayme noted she could find defects in all proposed tree removals. Mr. Troutman suggested including a variety of species in the replanting plan.

Several items are missing from the submission. Drawings show no inflow demonstrating how stormwater would be captured. Water from the deck also needs to be shown on the plan as part of the approval. Water from the pool should be documented as captured and reused. E&S plans have not been provided.

In terms of moving the application forward, Mr. Heyl, Borough Engineer, stated that if the EAC is acceptable to LSSE providing a written recommendation on the information submitted with the understanding of meeting all the conditions set forth here, he does not see a problem. Revised materials must be received no later than Thursday to allow LSSE time to review them.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 25-04 be recommended for approval by Borough Council as submitted, with the following contingencies:

- The outfall for the appropriately sized sump or stormwater detention facility should be centered on the property and include a level-spreader or diffuser.
- Engineers will be presented with the calculations, including the impervious surface of the deck.
- Appropriate pool credit will be applied.
- The 10 trees will be approved for removal contingent upon the later submission of the replanting plan with at least 10 deciduous trees, minimum 2" caliper.
- ACCD permit approval, road bond, and other standard requirements outlined in the LSSE letter dated May 9, 2025.

And including:

- A waiver for the geotechnical report.
- A waiver for the level-spreader design upon submission and the design's compliance with the ordinance.

The motion was seconded by Mr. Morosky and passed by unanimous vote.

After the meeting, Ms. Jayme will enter and approve the tree removal request for this application so tree work can commence.

There being no other business to come before the EAC, the meeting was adjourned at 8:05 PM.

KELSEY M. MERSING
Administrative Assistant