



FOX CHAPEL

BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING AUGUST 12, 2024 MINUTES

- PRESENT:** Austin P. Henry, Chairman; Nanette Bennett, Peggy G. Jayme, Thomas J. Murphy, Jay S. Troutman, Members; Dan Moretti, Zoning Administrator; John Heyl, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant
- VIA ZOOM:** Donald H. Newman, Member; Sarah Hanna, Borough Council; Veronica Holmberg
- ALSO PRESENT:** Brian Almeter, Fahringer, McCarty, Grey, Inc.; Fred Leech, Borough Council; Michael Pohl; one additional attendee
- ABSENT:** Brenda McEver, Member

Mr. Henry called the meeting to order at 7:02 PM.

It was moved by Mr. Murphy and seconded by Ms. Jayme that the minutes from the meeting held on July 8, 2024, be approved as submitted. The motion passed unanimously.

UNFINISHED BUSINESS

EAC Application: Kyle and Veronica Holmberg
24-17 140 Willow Farms Court (Parcel No. 437-P-127)
Submitted by Brian J. Almeter – *Fahringer, McCarty, Grey, Inc.*
Proposed Construction of Single-Family Dwelling

Brian Almeter from Fahringer, McCarty, Grey, Inc. was in attendance to provide an overview of the revisions to the application for the construction of a single-family residence, driveway, and associated stormwater management facilities located to the south of the Willow Farms Lane cul-de-sac. The applicant proposes removing 17 trees over 6" DBH.

The applicant is seeking a waiver for the proposed disturbance of 866 square feet (21.1%) of very steep slopes with low risk.

Mr. Almeter detailed changes to the application, including pushing the driveway toward the middle of the lot without changing the house's location or elevation. Mr. Almeter and the applicant's builder in attendance confirmed a primary reason for moving the driveway was to preserve the large oak tree. At the previous meeting, there was a discussion about reconfiguring the stormwater management facility, but ultimately, it was left as is. The original plan showed the stormwater management outfall as a level spreader just above the adjoining property, which directed water toward Willow Farms Court, which was undesirable. In talking with the builder regarding the alignment of the

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detention facility outfall, it was determined that a private sewer line along Willow Farms Court should be installed up to the connection of the driveway and into the stormwater management facility.

Mr. Almeter also confirmed receipt of ACCD approval since the last meeting.

Mr. Heyl, Borough Engineer, was unable to distribute the review letter from LSSE before the meeting. He noted a number of clerical errors that need to be corrected in the reports but indicated the design appears to be appropriate.

As suggested at the last meeting, additional native hardwood trees were added to the replanting plan. The revision proposes replanting 9 hardwood trees, 5 ornamental trees, and 10 evergreen trees. The trees' locations are approximate; the final locations will be coordinated with the homeowner.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 24-17 for 140 Willow Farms Court be recommended for approval by Borough Council as submitted, including:

- The tree replanting plan as submitted
- Granting of the requested waiver from the limitation on disturbance of very steep slopes with low risk from 15 to 21.1%

And contingent upon:

- Satisfaction of the standard requirements set forth in the LSSE letter dated August 13, 2024.
- Completion of the minor clerical inconsistencies referred to in the meeting by Mr. Heyl.

The motion was seconded by Ms. Jayme and passed by unanimous vote.

OTHER BUSINESS

At the last Borough Council meeting, it was requested that the Borough's forestation over the years be evaluated. Mr. Henry, Mr. Moretti, and Mr. Koehler, the Borough Manager, are working to compile data to present a formal assessment to Council at a later date. Additionally, LSSE is assisting in completing a historical analysis using forestry data. Mr. Henry shared some progress of his findings, including satellite imagery he acquired from 2023 and 1938. By comparison, Fox Chapel in 1938 was primarily rolling hills and farmland with little forestation. There seems to be a steady increase in forestation with no indication of a decline in the Borough over the years.

There being no other business to come before the EAC, the meeting was adjourned at 7:46 PM.

KELSEY M. MERSING
Administrative Assistant