



FOX CHAPEL

BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING SEPTEMBER 9, 2024 MINUTES

- PRESENT:** Austin P. Henry, Chairman; Peggy G. Jayme, Brenda McEver, Thomas J. Murphy, Jay S. Troutman, Members; Dan Moretti, Zoning Administrator; John Heyl, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant
- VIA ZOOM:** Christopher Schmidt, Hampton Technical Associates
- ALSO PRESENT:** Jerry Nist, Hampton Technical Associates; Thomas Swisher, Fahringer, McCarty, Grey, Inc.; Thomas Maher; Michael Pohl
- ABSENT:** Nanette Bennett, Donald H. Newman, Members

Mr. Henry called the meeting to order at 7:00 PM.

It was moved by Mr. Murphy and seconded by Ms. Jayme that the minutes from the meeting held on August 12, 2024, be approved as submitted. The motion passed unanimously.

NEW BUSINESS

EAC Application: David Kassling
24-19 201 Raynor Lane (Parcel No. 359-D-70)
Submitted by Christopher Schmidt, PE – *Hampton Technical Associates*
Proposed Addition and Pool Area

Jerry Nist from Hampton Technical Associates Inc. was in attendance to answer questions relative to an addition, stone patio, and pool area located to the west of Raynor Lane.

The applicant is seeking a waiver for the proposed disturbances of 2,725 square feet (32.09%) of very steep slopes with low risk and for the requirement to provide a geotechnical report.

The designed sump was discussed. Mr. Nist described its functionality and drainage. The original plans did not clearly show whether the area of the sump lowered in elevation to prevent water from bypassing it. Mr. Nist confirmed that the revised plans address this issue. The weir plate and discharge of the outfall structure were also briefly discussed.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 24-19 for 201 Raynor Lane be recommended for approval by Borough Council as submitted, including:

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- The waiver of the 15% limitation of disturbance on very steep slopes with low risk up to 32.09% as requested.
- Granting of the requested waiver from the requirement of a geotechnical report given the limited disturbance and construction involved with the project.
- Subject to ACCD approval.
- Subject to the other standard requirements set forth in the LSSE letter dated September 6, 2024.

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

EAC Application: Raynor Lane Holdings, LLC – Attn Kirk Bittel
24-20 350 Raynor Lane (Parcel No. 438-S-111)
Submitted by Brian J. Almeter – *Fahringer, McCarty, Grey, Inc.*
Proposed Construction of Single-Family Dwelling

Thomas Swisher from Fahringer, McCarty, Grey, Inc. was in attendance to present the application for the construction of a single-family residence, pool, recreational barn, driveway extension, and associated stormwater management facilities located to the north of Raynor Lane. The applicant proposes removing 13 trees over 6" DBH. The submitted tree replacement plan proposes replanting 10 hardwood trees, 3 ornamental trees, and 12 evergreen trees.

Discussions included the infiltration rates of the detention facility designed by Gateway Engineers, the flow of drainage from the barn, and the design of the outfall structure.

Mr. Thomas Maher, a resident of Raynor Lane, was in attendance to voice concerns related to the impact of construction vehicles on the private road, stormwater runoff, and an electrical source located at the back of the neighboring property. He also provided a plan showing a scenic easement between the two properties.

Of the trees to be removed, a few are for grading purposes, others are unsightly, and the remaining are for safety concerns. Mr. Troutman inquired about the two trees marked for removal, tree nos. 5041 and 5042, at the driveway entrance. Mr. Swisher explained that a small pull-off area is being added to the bottom of the driveway as a turnaround. The grading and concrete needed for that area would likely impact tree no. 5042. As it is a large specimen tree, Mr. Troutman suggested the applicant take another look at tree no. 5041 before removing.

A revised geotechnical report is required but will not be ready in time for the upcoming Borough Council meeting. Mr. Heyl, Borough Engineer, indicated if the geotechnical engineer who did the original report writes a letter stating the geotechnical report can be relied on for the new design this would give the assurance needed to proceed. Mr. Heyl also pointed out that the freeboard elevation of the emergency spillway needs to be raised from .07 to one foot.

Following review and discussion, Ms. McEver moved that Environmental Disturbance Application No. 24-20 for 350 Raynor Lane be recommended for approval by Borough Council as submitted, contingent upon:

- The applicant procuring a letter amending the geotechnical report stating the conclusions in the previously submitted report apply to the development currently being contemplated.
- Reevaluation of the removal of tree no. 5041.
- Submission of the standard requirements set forth in the LSSE letter dated September 9, 2024.
- Addressing the freeboard comment in the LSSE letter by raising the elevation of the top of the emergency spillway.

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

OTHER BUSINESS

Mr. Henry noted that LSSE is continuing to analyze and assess satellite photos of the Borough tree canopy. He has a few more aerial photos to provide to Borough Council. However, no information suggests any deviation from the initial conclusions, which indicate that the loss in forestation within the Borough has been de minimus over the years.

There being no other business to come before the EAC, the meeting was adjourned at 8:12 PM.

KELSEY M. MERSING
Administrative Assistant