



FOX CHAPEL
BOROUGH

Minutes
Fox Chapel Environmental Advisory Council Meeting Held
February 9, 2026

Call to Order

Present: Austin P. Henry, Chairman; Brenda McEver, Ronald Morosky, Donald Newman, Katherine Wolff, EAC Members

Also Present: Dan Moretti, Zoning Administrator; Adam Livingston, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant; David Kalina, Liadis Engineering & Surveying, Inc.; Rocco Magrino, Dillon Brennan, PVEDI Engineering; Devin Rice, Fox Chapel Golf Club; Brian Almeter, Fahringer, McCarty, Grey, Inc.

Via Zoom: Hudson Rabenold, Alex Markovic, Fahringer, McCarty, Grey, Inc; Joshua Wheless

Absent: Thomas J. Murphy, Jay S. Troutman, EAC Members

Mr. Henry called the meeting to order at 7:01 p.m.

Approval of Minutes

- I. The meeting was held on October 13, 2025.

Mr. Newman moved that the minutes from the October 13, 2025, meeting be approved as submitted. Mr. Morosky seconded the motion, which passed unanimously.

Resident Comments

Unfinished Business

- II. Environmental Disturbance Application No. 25-18
205 Foxhurst Drive

David Kalina from Liadis Engineering and Surveying, Inc. was in attendance to answer any follow-up questions relative to the application for the construction of a single-family residence, including associated driveways and stormwater management facilities located to the west of Foxhurst Drive. The applicant proposes removing two trees over 6" DBH.

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

An infiltration study was completed and submitted, showing no infiltration, as requested by the engineer. There was a discussion regarding the sizing of the two sumps, as shown on the plans, which needs to be corrected as the calculations correspond to sumps of the same size at 16x50. The protection of the 4 trees adjacent to the proposed limit of disturbance

was addressed. Tree fence protection must be provided. Discrepancies with the emergency outfall and segmental time of concentration calculations were also discussed. Additionally, the sump will change from filter fabric to impervious, as noted by Mr. Kalina, due to encountered groundwater. Mr. Kalina confirmed that a Soil Erosion and Sedimentation Control Plan was submitted to the Allegheny County Conservation District, with receipt of a comment letter to be reviewed.

Mr. Morosky moved that Environmental Disturbance Application No. 25-18 be recommended for approval by Borough Council as submitted, contingent upon the following changes being submitted within the next week: A revised Sheet 1 showing both sumps sized at 16x50 to correspond with the calculations on Sheet 2. Showing the required tree protection on the 4 trees along the driveway that were previously referenced. Calculations incorporating the emergency outfall as referenced in Section 6 of the LSSE letter dated October 13, 2025. Calculations to show a segmental time of concentration to be included in the stormwater management report. Making the proposed sump impermeable. And including a waiver for the geotechnical report, given the site history and apparent stability. The motion was seconded by Ms. McEver and passed by unanimous vote.

New Business

III. Environmental Disturbance Application No. 26-01 4 Twin Pine Court

Rocco Magrino and Dillon Brennan from PVEDI Engineering were in attendance to present the application for the construction of a residential addition and patio space. The proposed improvements are located to the north of Twin Pine Court. The applicant proposes the removal of 9 trees over 6" DBH. The replanting plan includes 22 trees — 7 Norway Spruce and 15 Green Giant Arborvitae.

The applicant requests a waiver of the requirement for a geotechnical report and a waiver for the proposed use of a level spreader.

There was an in-depth discussion of the detention facility's function and location, the level spreader's size and location, and whether other options were applicable to this property. Concerns of concentrated flow, the proximity of the level spreader to the right-of-way, and the impact of the installation of the stormwater facility on slope stability were presented.

Following review and discussion, Ms. McEver moved that Environmental Disturbance Application No. 26-01 be tabled until the March meeting. The applicant will provide an amended set of drawings to address concerns, along with a letter from a geotechnical engineer regarding slope stability. Mr. Morosky seconded the motion, which passed unanimously.

V. Tree Removal Application No. TR-26-1 Fox Chapel Golf Club

Devin Rice, Greens Superintendent from the Fox Chapel Golf Club, was in attendance to summarize and answer questions relative to the removal request of 14 trees over 6" DBH— 5 pine trees located behind #1 green next to Fox Chapel Road, 5 maple trees to the right of #14 fairway, and 4 oak trees, one directly next to #17 tee box, one directly left of #11 green

and two directly adjacent to the short game facility and fairway. The trees slated for removal are part of the Golf Course architect's previously submitted Master Plan.

The applicant proposes to replant 18 Greenspire Linden trees along Fox Chapel Road on the left side of the #1 fairway to screen the golf course and provide privacy from the roadway.

Mr. Newman moved to approve Tree Removal Application TR-26-01. Mr. Morosky seconded the motion, which passed unanimously.

IV. Environmental Disturbance Application No. 26-02
Old Indian Trail Court

Brian Almeter from Fahringer, McCarty, Grey, Inc. was in attendance to present the application for the construction of a single-family home with associated driveway, walk, and patios located to the north of Old Indian Trail Court. The applicant proposes removing 53 trees over 6" DBH with the intent to replant 53 trees, including 11 hardwood, 18 ornamental, and 24 evergreen trees.

The plan proposes disturbance of 99% of very steep slopes with low risk onsite. The applicant requests a waiver for relief from the disturbance of very steep slopes.

There was discussion regarding the proposed regrading and disturbance of steep slopes, the storm sewer extension, trench drains to the detention facility, and the proposed tree replanting plan. Regarding the proposed storm sewer extension, erosion and sedimentation control would need to be shown on the plan as it relates to the installation of the segment where it leaves the property and enters the utility easement. Additionally, a notation should be made on the plan to indicate core drilling of the inlet. A letter certifying the impact of regrading on soil stability was also requested to alleviate concerns.

Following review and discussion, Mr. Newman moved that Environmental Disturbance Application No. 26-02 be recommended for approval by Borough Council as submitted, contingent upon an amended drawing to show core drilling at the inlet where the storm sewer connects, acquiring a geotechnical expert to certify that the up to 99% of very steep slopes with low risk will not have a negative impact on the overall site stability, a revision to show E&S control on the plan, and satisfaction of the standard requirements set forth in the LSSE letter dated February 6, 2026. Ms. McEver seconded the motion, which passed unanimously.

Adjournment

With no other business to come before the Environmental Advisory Council, the meeting was adjourned at 8:38 p.m.

Kelsey M. Mersing
Administrative Assistant