



FOX CHAPEL BOROUGH

Minutes Fox Chapel Environmental Advisory Council Meeting Held June 8, 2026

Call to Order

- Present:** Austin Henry, Chairman; Brenda McEver, Ronald Morosky, Thomas Murphy, Donald Newman, Jay Troutman, Katherine Wolff, EAC Members
- Also Present:** Dan Moretti, Zoning Administrator; Adam Livingston, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant; Justin Darazio, KU Resources, Inc.; Brian Almeter, Fahringer, McCarty, Grey, Inc.; Justin Beall, Beall's Landscaping; Keith Vasas, GAI Consultants, Inc.; and 6 additional attendees
- Via Zoom:** Elijah Dolly, Desmone Architects; Jason Looney, LBA Landscape Architecture; and 6 additional attendees

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

Approval of Minutes

- I. The meeting was held on May 11, 2026.

Motion to [approve, deny, or approve with conditions] the May 11, 2026 minutes.

Mr. Troutman moved that the minutes from the May 11, 2026, meeting be approved as submitted. Mr. Murphy seconded the motion, which passed unanimously.

Resident Comments

Unfinished Business

New Business

- II. Environmental Disturbance Application No. 26-07
115 Old Indian Trail

Motion to recommend to Borough Council [to approve, deny, or approve with conditions] Environmental Disturbance Application 26-07 as submitted.

Justin Darazio from KU Resources, Inc. was in attendance to present the application for the construction of a single-family home with associated driveway, utilities, and stormwater management. The proposed improvements are located to the west of Old Indian Trail Court. The applicant proposes the removal of 31 trees over 6" DBH. The replanting plan includes 35 trees: 24 canopy/shade trees and 11 Evergreen trees.

There was a discussion regarding the stormwater detention facilities, infiltration, and the outfall structures and locations. Mr. Darazio explained that there is minor infiltration in the yard. However, infiltration in other areas of the site was not observed, so extended detention and managed release are proposed. An outfall structure detail was provided to LSSE in KU Resources' latest submission. The outlet structure is intended to have two pipes, one that connects to the detention tank under the driveway and another that outlets directly. The outfall from the main tank will be controlled through StormBrixx pieces. The detention facility design and functionality, utilizing StormBrixx for flow control, were detailed. The elevation of the outfall pipe relative to the StormBrixx was also discussed.

Mr. Henry noted during the discussion that the application indicates clear-cutting of a forest. Clear-cutting of a forest is not permitted, but it was determined that, under the Borough's definition of a forest, this lot does not meet the criteria.

Additionally, it was observed that no trees or the L.O.D. were marked on the site. Mr. Troutman stressed the importance of this requirement, as seeing what exists to be removed and comparing it to the proposed replanting plan helps ensure a similar canopy is maintained, specifically the replanting of hardwoods at 1:1. Without seeing the marked trees, it's hard to approve that part of the plan. Mr. Darazio stated that he would have a survey crew flag them.

Following discussion, Mr. Morosky moved that Environmental Disturbance Application No. 26-07 be recommended for approval by Borough Council as presently submitted, contingent upon the proper marking of the entire site — the L.O.D and trees for removal — within the next week, before the Borough Council meeting on June 15, and to include amending the application statement, which incorrectly identifies a forest on the lot and clear-cutting of a forest, neither of which applies. Ms. McEver seconded the motion, which passed unanimously.

III. Environmental Disturbance Application No. 26-08
114 Old Indian Trail

Motion to recommend to Borough Council [to approve, deny, or approve with conditions] Environmental Disturbance Application 26-08 as submitted.

Brian Almeter from Fahringer, McCarty, Grey, Inc. was in attendance to present the application for the construction of a patio in the rear of the lot with a pavilion and pergola structure. The proposed improvements are located to the Northeast of Old Indian Trail Road. The applicant proposes the removal of 16 trees over 6" DBH. Justin Beall from Beall's Landscaping also attended to answer any questions about the landscape design.

The applicant requests a modification to disturb 8,590 SF (78.5%) of steep slopes with moderate risk and a modification to disturb 5,010 SF (84.6%) of very steep slopes with moderate risk.

There was an in-depth discussion of the pending comments in the LSSE review letter dated June 8, 2026. ACCD review and approval are in progress. Predevelopment flow rates for the 2026 report are slightly lower than those for 2022. After hearing Mr. Almeter's explanation of the report calculations, Mr. Livingston, the Borough Engineer, believes the calculations address the comment. The hydraulic grade line slightly exceeds the pipe capacity. The engineer considered lowering the inverts to prevent surcharging out of the stormwater management system. This revision will be formally resubmitted.

A question was posed about whether there was additional capacity in the existing stormwater system. Mr. Almeter stated that it was designed specifically for the previously proposed disturbance, so there is no additional capacity. There was also concern raised about the location of the retaining wall. It was explained that the retaining wall is located within the founded material, not within the clayish-type soils. Mr. Almeter was confident he could obtain an opinion that the retaining wall improves stability or does not negatively impact it, to help ease concerns.

Lastly, Mr. Almeter addressed the comment regarding tree removal. The newly proposed improvements are in an area where 42 trees—4 hardwoods, 10 ornamentals, and 28 evergreens—were to be replaced during the house's initial construction. Those trees were not planted. Mr. Beall provided a brief overview of the project's phased landscaping. The EAC requests that a revised replanting plan be submitted, accounting for 16 trees in the current project and 42 in the previous project. Mr. Troutman emphasized the need to replant at least 15 hardwoods, specifically for the current project submission.

Following discussion, Mr. Troutman moved that Environmental Disturbance Application No. 26-08 be recommended for approval by Borough Council as submitted, contingent upon the submittal of a more robust replanting plan within the next week, that also addresses the 42 trees not replanted. Submission of the drainage pipe's outfall elevations to the Borough Engineer. A Geotech opinion that the retaining wall and the structure as proposed will not negatively impact slope stability on the lot. Amending the drawing to include the existing stormwater infiltration facility. And including the requested modifications for steep slopes and very steep slopes with moderate risk. Mr. Morosky seconded the motion, which passed

unanimously.

IV. Environmental Disturbance Application No. 26-12
426 Fox Chapel Road

Motion to recommend to Borough Council [to approve, deny, or approve with conditions] Environmental Disturbance Application 26-12 as submitted.

Keith Vasas from GAI Consultants, Inc., Elijah Dolly from Desmone Architects, and Jason Looney from LBA Landscape Architecture were in attendance to answer questions relative to the construction of a new patio, bar/dining area, and locker room structure. The proposed improvements are located to the east of Fox Chapel Road. The applicant proposes the removal of 4 trees over 6" DBH. The replanting plan includes 6 trees: 3 Frontier Elm and 3 White Pine.

The applicant consulted with a certified arborist to review and provide a report on the mature trees in the project area.

One question raised in discussion concerned where the roof leaders or any stormwater collection would be directed. Mr. Dolly explained that the new addition would drain to the concrete patio and into the existing drains. By preserving the existing canopy and vegetation within a certain proximity of the site, the water will be managed in perpetuity. There is no ordinance that would require a hard connection of the roof leaders to the existing system for small stormwater in this context.

Regarding the proposed replacement trees, Ms. Wolff asked whether the applicant would consider planting a native species instead of the Frontier Elm. Mr. Looney stated he would not object to this suggestion. The trees will be placed on the opposite side of the pool to provide screening. Although not native, Mr. Troutman commented that the proposed Elm is a good tree choice.

Following discussion, Mr. Murphy moved that Environmental Disturbance Application No. 26-12 be recommended for approval by Borough Council as presented. Mr. Newman seconded the motion, which passed unanimously.

Adjournment

With no other business to come before the Environmental Advisory Council, the meeting was adjourned at 8:24 p.m.

Kelsey M. Mersing
Administrative Assistant