



# FOX CHAPEL BOROUGH

## ENVIRONMENTAL ADVISORY COUNCIL MEETING February 12, 2024 MINUTES

**PRESENT:** Austin P. Henry, Chairman; Nanette Bennett, Brenda McEver, Donald H. Newman, Members; Dan Moretti, Zoning Administrator; Joshua Callender, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

**VIA ZOOM:** Peggy G. Jayme, Thomas J. Murphy, Jay S. Troutman, Members; Brian Almeter, Fahringer, McCarty, Grey, Inc.

**ALSO PRESENT:** Devin Rice, Fox Chapel Golf Club; Thomas Taylor, Hampton Technical Associates Inc.; Jonathan Kamin, Paul Francioni, Shady Side Academy; Frederick Leech, Borough Council; Michael Pohl

Mr. Henry called the meeting to order at 7:03 PM.

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

### NEW BUSINESS

<u>Tree Removal Application:</u>	Fox Chapel Golf Club
TR-24-6	426 Fox Chapel Road
	Proposed Removal of 4 trees

Devin Rice, Greens Superintendent, from the Fox Chapel Golf Club, was in attendance to answer questions relative to the removal of 4 trees over 6" DBH—one near the clubhouse and three on the golf course at tees 2, 17, and 14. The tree near the clubhouse is growing into the foundation, causing damage. The remaining trees on the course are causing significant turf decline. Due to the surplus of trees previously planted on the property, no trees are proposed for replanting.

Ms. Bennett asked if there was any thought to cutting down the Osage orange trees as opposed to the Oak tree located at tee box 17. It was determined that the shade cast by the Oak is the primary issue and will only increase as the years go by.

Following review and discussion, Ms. Bennett moved that Tree Removal Application TR-24-6 be recommended for approval by Borough Council as submitted.

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

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EAC Application:  
24-03

Shady Side Academy  
Submitted by Hampton Technical Associates Inc.  
423 Fox Chapel Road  
Proposed Construction of new Middle School Building

Thomas Taylor from Hampton Technical Associates Inc. and representatives Jonathan Kamin and Paul Francioni from Shady Side Academy were in attendance to present the application for the relocation of the middle school to the senior school campus for optimization of facilities allowing flexibility in instructional time and programming. The application proposes the demolition of two existing academic structures, installation of a 2-story middle school building, patio and sidewalk areas, and stormwater management facilities. Sixteen trees over 6" DBH in the construction footprint are proposed for removal.

There was discussion regarding the design of the three underground stormwater detention tanks, maintenance of the tanks, and the corresponding discharge points. The R-tanks (BMPs) utilized are designed to detain and infiltrate runoff.

The applicant is working with People's Gas to realign a main running through the courtyard area as part of the project. Therefore, the species of trees for replanting are to be determined. Still, the applicant agrees to replant 1:1 hardwood trees subject to the later submission of a replanting plan and approval of the EAC.

Following review and discussion, Ms. McEver moved that Environmental Disturbance Application No. 24-03 be recommended for approval by Borough Council as submitted subject to the engineering requirements outlined in the LSSE letter dated February 2, 2024. And with the requirement of the applicant, when able, to submit a replanting plan showing the location and types of at least 16 hardwood trees on the site.

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

## OLD BUSINESS

EAC Application:  
23-17

Robert and Christy Hofmann  
Submitted by Fahringer, McCarty, Grey, Inc.  
21 Fairview Manor  
Request for Site Plan Amendments

The applicant requests an amendment to the approved plan to reduce the footprint and ancillary impervious surface. The footprint of the main structure would be reduced from 5,570 sf to 4,160 sf, the driveway from 5,210 sf to 3,545 sf, and ancillary walks and patio areas from 1,793 sf to 925 sf. Effectively, this has lessened the amount of disturbance from 41,710 square feet to 35,900 square feet. The applicant noted that because of the reduction, they may be able to save some trees previously approved for removal. In addition, the applicant is amending the stormwater conveyance and detention system based on the revised areas and will provide calculations under a separate cover upon completion.

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Following review and discussion, Mr. Murphy moved that Borough Council approve the requested amendment for Environmental Disturbance Application No. 23-17, including reduction of the previously approved impervious surface in the prior design and contingent upon submission of a new stormwater facility that keeps the exact same design previously approved but downsizes it in proportion to the reduction in impervious surface. It is also subject to the review and approval of the engineer for the capacity and rate calculations.

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

### OTHER BUSINESS

Following last month's Racquet Club application, Mr. Henry was contacted regarding questions about impervious surfaces and the club's proposed use of asphalt vs. Har-Tru surface. As a result, he thought of asking the committee whether they should consider tweaking the definition of impervious surface. After further research and consulting with the Borough engineer, it was determined no action is needed by the EAC at this time.

There being no other business to come before the EAC, the meeting was adjourned at 8:02 PM.

KELSEY M. MERSING  
Administrative Assistant