

EGGLESTON & KRENZER ARCHITECTS, PC
The Trolley Bldg
1391 East Genesee Street
Skaneateles, New York 13152

May 6, 2022

Town of Skaneateles Planning Board
24 Jordan Street
Skaneateles, NY 13152

Re: Jonathan and Louisa Cohan - Site Plan Review
3007 East Lake Road - Tax ID #039.-01-15

Scott Molnar and the Planning Board

I am in receipt of your email letter March 9, 2022 raising two questions about the Cohan Boathouse that is under construction. The concern was if there have been field changes that differ from the approved plans and amendments.

Rebuilding of the boathouse verses renovation of the existing structure.

The application stated that the boathouse would be renovated so that it was architecturally in keeping with the new house. There was no representation of the extent of renovation and the exact condition of the existing structure that had been renovated in the 1980s was not totally known. I have attached the plans and elevations of the final drawings for the boathouse that were used to secure the final building permit. You will find that these drawings match the preliminary drawings used for the Zoning Approvals.

I have also attached a set of drawings and photographs, "Boathouse Diagrams, April 30, 2022" prepared by the Architect, Engineer and Construction Manager. This has plans and elevations for the existing 1980s boathouse with a green highlight of the foundation walls and floor slabs that were maintained. There are photos of the structural deficiencies of the exiting structure and progress photos of the remaining foundation during construction. I know, the Board has had to review the question of demolition and renovation as defined in the zoning law in the past and the Town Board has not further clarified the extend of demolition verses renovation in the Code.

While the extend of renovation was more than the architect, engineer and owner had anticipated, this was not a total demolition. The boathouse has been renovated constant with the approved plans. Furthermore, the Town Codes Officer has made seven onsite inspections of the boathouse to date and not raised this question. It is important that the boathouse renovations be structurally sound and meet the current building codes. I have attached recent photos of the current renovation of the boathouse.

(315) 685-8144

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Stormwater Management from the Boathouse Roof

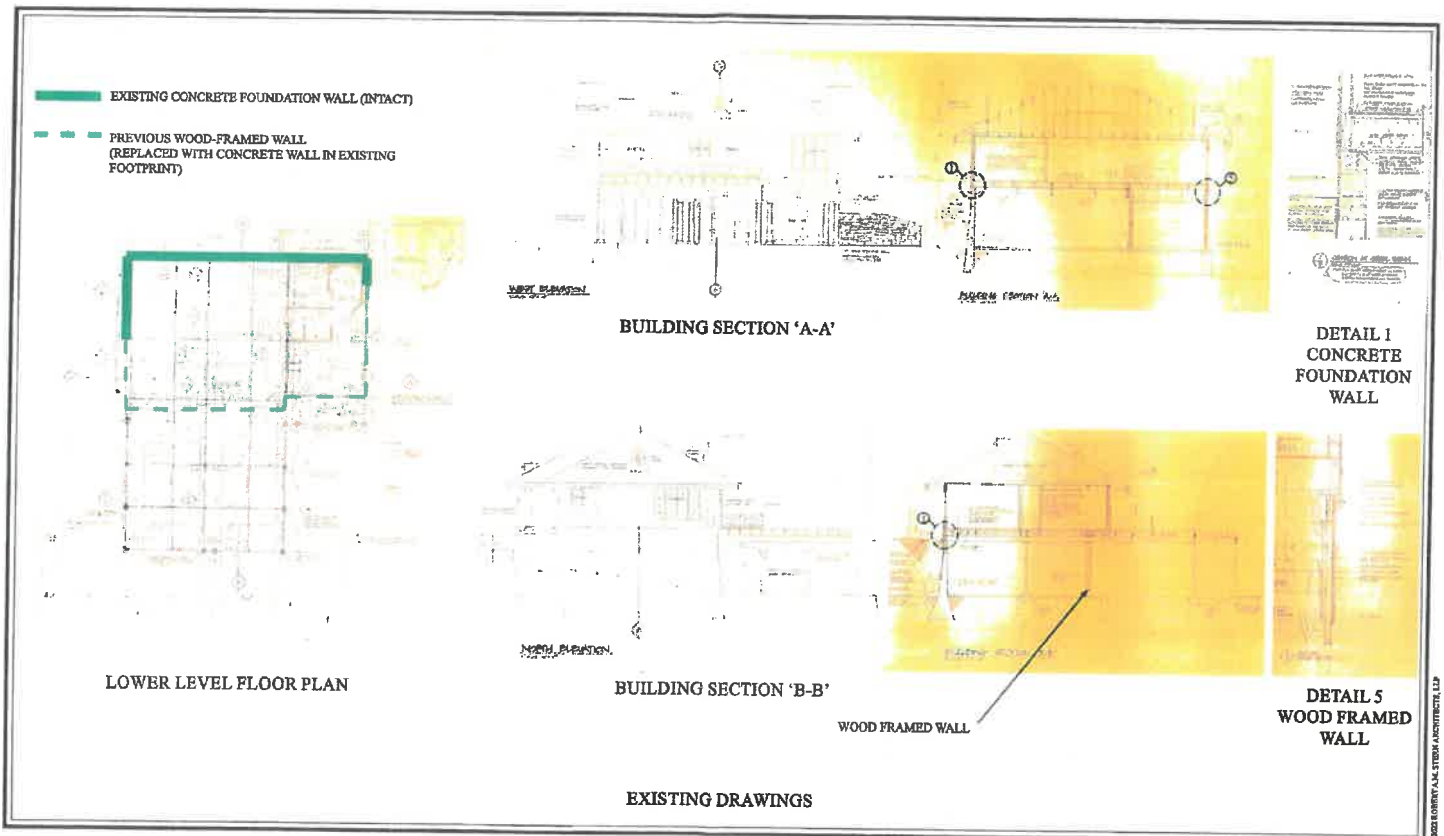
The approved plans and narrative indicated that the Boathouse roof would discharge onto the lawn. Zona Engineering has addressed this in his memo dated April 25 that has a preferred option and a full boathouse treatment option. The preferred option is that the renovated structure has no stormwater treatment the same as the existing boathouse. It should be noted that the existing boathouse had fiberglass/bituminous roofing and the renovated boathouse has stone and copper roof materials. These materials do not erode or give off potential pollutants to the lake.

The Full Boathouse Treatment Option will use copper roof gutters and down spouts to direct the stormwater off the boathouse roof to the lawn where it can be directed onto the lawn or into rain gardens. The plan and elevations have been marked up in red showing how this can be accomplished. The Boathouse deck directs the water to the west where it can not be directed to the onshore lawn. Old Castle down spout filters will be added to the base of the downspouts to catch any potential debris and can be cleaned twice a year.

I will be attending the May Planning Board meeting and can address any questions you may have.

Respectfully submitted,

Robert O Eggleston, RA



COHLAN RESIDENCE
 3007 E. LAKE RD, SKANEATELES NY
 NOT INTENDED FOR CONSTRUCTION PURPOSES.

BOATHOUSE DIAGRAMS
 APRIL 30, 2022

ROBERT A.M. STERN ARCHITECTS
 EDWARD STANLEY ENGINEERS
 BENITZ BUILDING LLC

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STRUCTURAL ROT AT DECK



CRACKED/DAMAGED SLAB



EXISTING CMU WALL

EXISTING IMAGES

COHLAN RESIDENCE
3007 E. LAKE RD, SKANEATELES NY
NOT INTENDED FOR CONSTRUCTION PURPOSES.

BOATHOUSE DIAGRAMS
APRIL 30, 2022

ROBERT A.M. STERN ARCHITECTS
EDWARD STANLEY ENGINEERS
BENTZ BUILDING LLC



EXISTING FOUNDATION
WALL (INTACT)

EXISTING FOOTPRINT
(INTACT)

AUGUST 18, 2020

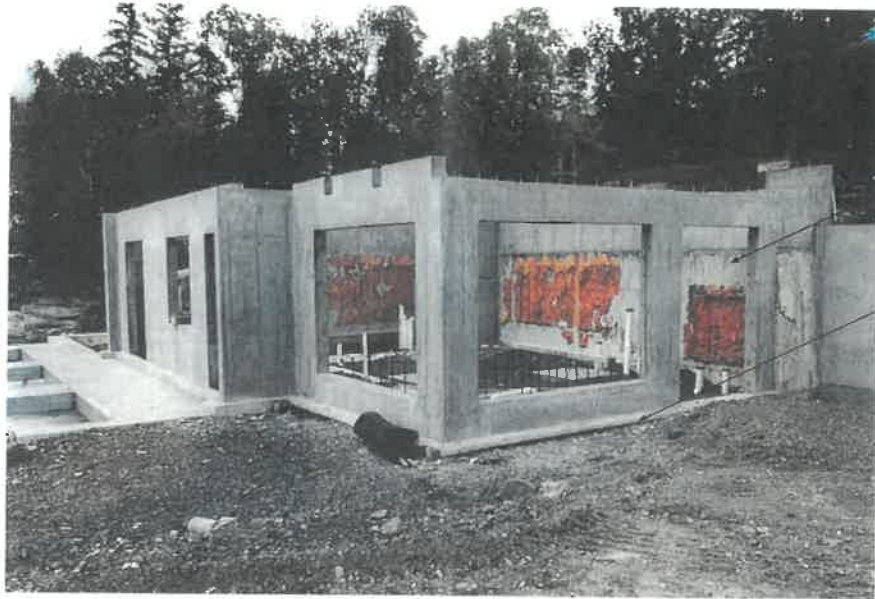
CONSTRUCTION PROGRESS IMAGES

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BOATHOUSE DIAGRAMS
APRIL 30, 2022

ROBERT A.M. STERN ARCHITECTS
EDWARD STANLEY ENGINEERS
BENTZ BUILDING LLC



EXISTING FOUNDATION
WALL (INTACT)

EXISTING FOOTPRINT
(INTACT)

OCTOBER 01, 2020

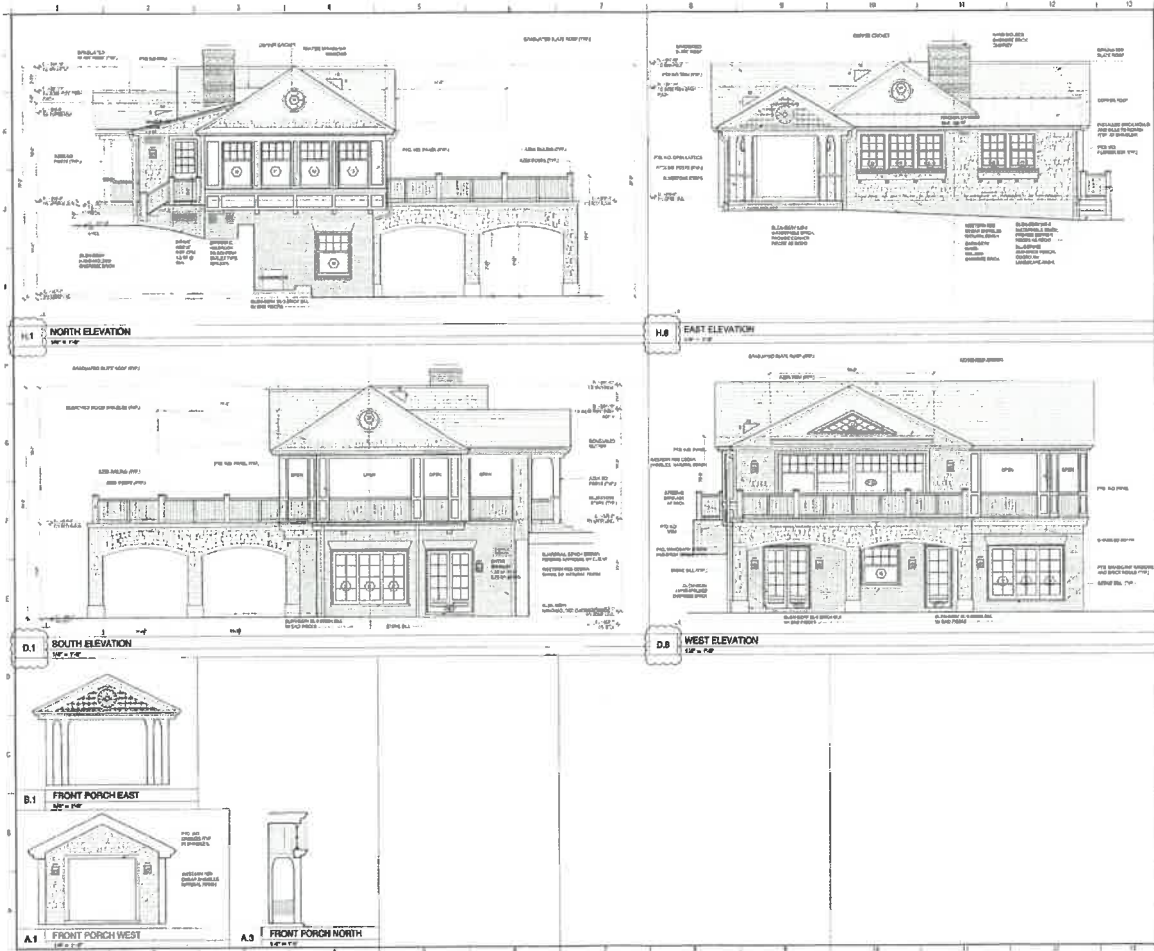
CONSTRUCTION PROGRESS IMAGES

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BOATHOUSE DIAGRAMS
APRIL 30, 2022

ROBERT A.M. STERN ARCHITECTS
EDWARD STANLEY ENGINEERS
BENITZ BUILDING LLC



LEGEND / NOTES

KEY PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/19
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HOUSE IN SKANEATELES BOATHOUSE
SKANEATELES, NY 13152

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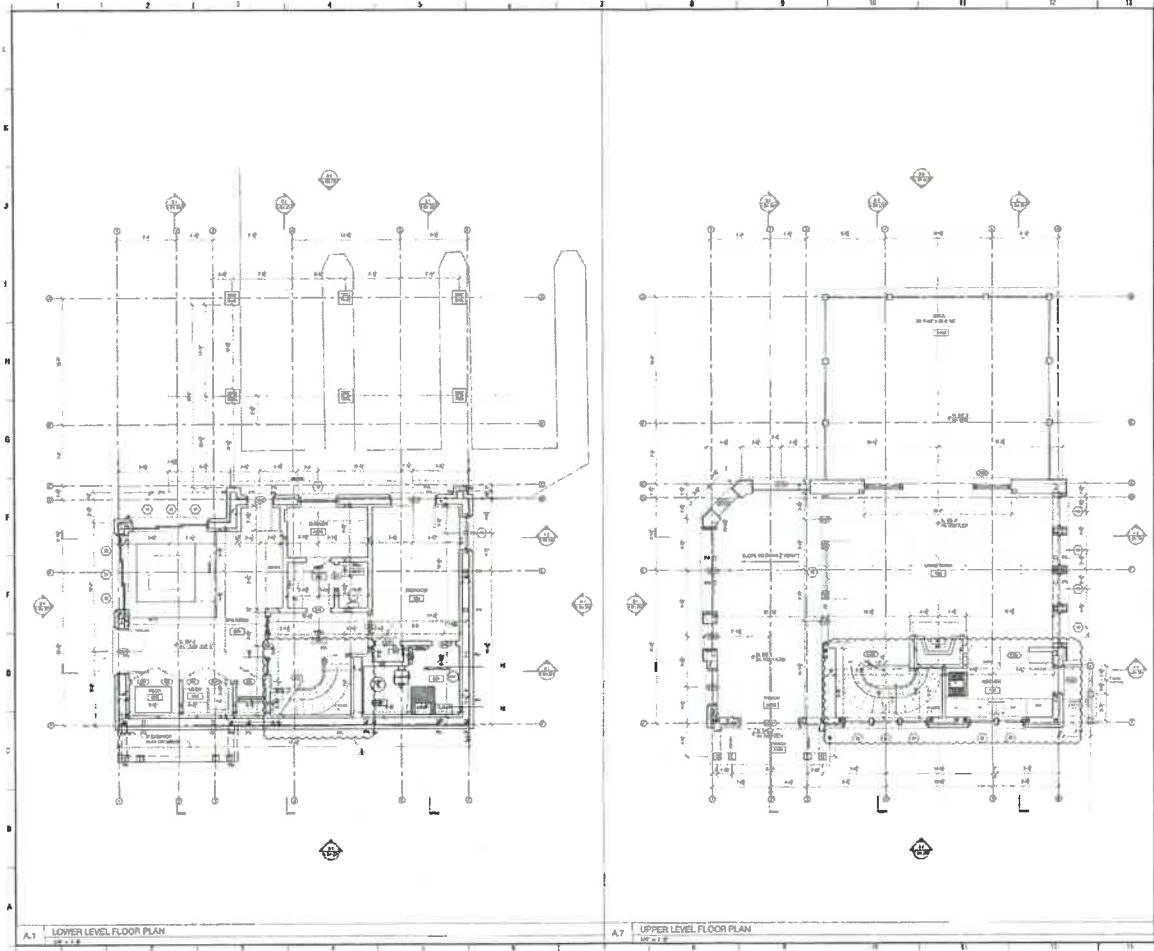
EXTERIOR ELEVATIONS

PROJECT: A-BH-201

DATE: 10/15/19

OWNER: STY. 100 PARK STREET, NEW YORK, NY 10038

PERMIT DRAWINGS



LEGEND / NOTES

KIT PLAN

1	Foundation	Concrete
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HOUSE IN SKANEATELES BOATHOUSE
SUNSHINE, NEW YORK

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SUNSHINE, NY 13153

RICHARD RICHMOND, LLC
100 PUBLICATION ST. SUITE 200
SUNSHINE, NY 13153

FLOOR PLANS

ISSUE NO. A-BH-101

A-BH-101

Page 1 of 1

PERMIT DRAWINGS

RZ Engineering, PLLC

STORMWATER

SANITARY

WATER

ENVIRONMENTAL

TRANSPORTATION

Date: April 25, 2022
To: Skaneateles Planning Board
Re: Cohlan Project
Boat House Stormwater Runoff
Preferred Option

John and Louisa Cohlan were approved to remodel their boat house located on a 4.8± acre parcel located at 3007 East Lake Road in the Town of Skaneateles, Onondaga County, NY. The major remodel of the boathouse utilized the same foundation of the previous boathouse. The size and impervious coverage occupied by the remodeled structure is the same as the previous structure occupying the same area. Stormwater runoff from the roof area will discharge in the same fashion as the previous boathouse only with several upgrades that will positively impact runoff to the lake.

The improvements to the roof include no asphalt shingles. Copper and slate roofing materials are proposed for the construction which will eliminate the potential for small asphalt roof particles from migrating into the lake which may carry pollutants and other undesirable materials into the lake itself. The previous structure had no gutters or roof leaders allowing sheet flow directly to the lake itself from three sides of the structure. The proposed structure allows less than half of the roof to directly sheet to the lake without contact with shoreline vegetation.

Based on the reconstruction of an existing structure and the improvements described above no stormwater measures are proposed for the structure.

RZ Engineering, PLLC

STORMWATER

SANITARY

WATER

ENVIRONMENTAL

TRANSPORTATION

Date: April 25, 2022
To: Skaneateles Planning Board
Re: Cohlan Project
Boat House Stormwater Runoff
Option – Full boathouse treatment

John and Louisa Cohlan were approved to remodel their boat house located on a 4.8± acre parcel located at 3007 East Lake Road in the Town of Skaneateles, Onondaga County, NY. The major remodel of the boathouse utilized the same foundation of the previous boathouse. The size and impervious coverage occupied by the remodeled structure is the same as the previous structure occupying the same area. Stormwater runoff from the roof area will discharge in the same fashion as the previous boathouse only with several upgrades that will positively impact runoff to the lake.

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While the drainage and stormwater conditions seen by Skaneateles Lake will be improved by the reconstruction of the boathouse, Mr. & Mrs. Cohlan propose to include several stormwater treatment options to improve the quality of the runoff seen by the lake over and above those installed at the main residence. Those measures include the Old Castle downspout filter to be employed in line with roof leaders discharging from the deck to the lake. These filters will allow filtration of runoff prior to entering the lake. Additionally, the three rear downspouts will be directed to rain gardens as outlined in the NYSDEC Stormwater Design Manual. Runoff from the portion of the roof discharging from these roof leaders will be treated within these rain gardens prior to discharging to the lake. Also, roof leaders on the western building face will be piped back to the top of the shore bank to be treated within the rain gardens.

Institution of these measures will capture approximately 100% of the boathouse impervious area and allow it to be filtered and treated prior to discharge. These measures will vastly improve the runoff quality and likely reduce the quantity of runoff by a measurable amount, especially when compared to the previous boathouse and its lack of any stormwater controls and less desirable roofing materials.

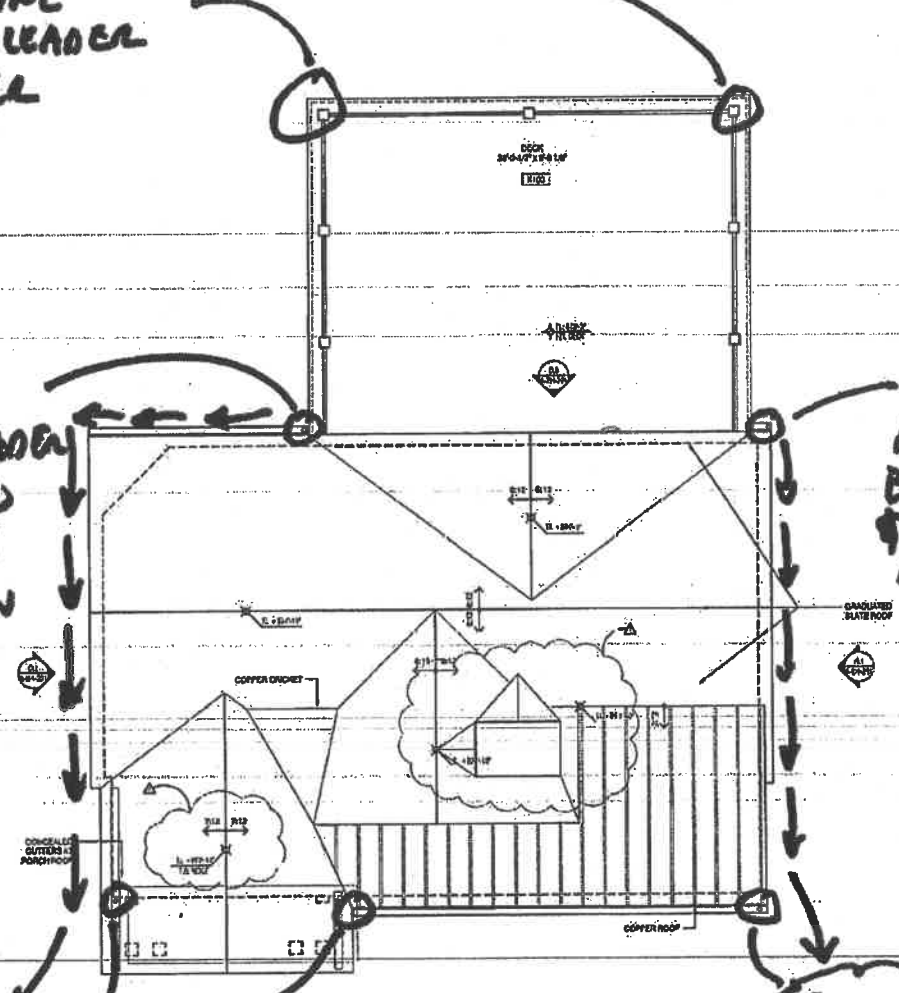
OLD CASTLE
IN LINE
ROOF LEADER
FILTER

PIPE
ROOF LEADER
BACK TO
SHORE &
TREAT IN
RAIN
GARDEN

PIPE
ROOF LEADER
BACK TO SHORE
& TREAT IN
RAIN GARDEN

RAIN
GARDEN

RAIN
GARDEN



KEY PLAN

- 1 ISSUED FOR CONSTRUCTION
- 2 ISSUED FOR PERMITS
- 3 ISSUED FOR PHOTOS
- 4 ISSUED FOR BLUEPRINT
- No. ISSUE

HOUSE IN SKANEATELE
BOATHOUSE
SKANEATELE, NEW YORK

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ROOF GUTTERS & DOWNSPOUTS