

CHILI ARCHITECTURAL ADVISORY COMMITTEE
February 13, 2018

A meeting of the Chili Architectural Advisory Committee was held on February 13, 2018 at the Chili Town Hall, 3333 Chili Avenue, Rochester, New York 14624 at 6:00 p.m. The meeting was called to order by Chairperson James Ignatowski.

PRESENT: Robert Latragna, Matt Emens and Chairman James Ignatowski.

Chairperson James Ignatowski declared this to be a legally constituted meeting of the Chili Architectural Advisory Committee. He explained the meeting's procedures and introduced the Committee and front table. He announced the fire safety exits.

1. Review of proposed 6560 square foot boathouse facility to be located at 20 Black Creek Road, Chili, New York

Danielle Rupert, Tim Giarrusso and Dennis Fronheiser were present to represent the application.

MS. RUPERT: My name is Danielle Rupert and I work for Bergmann Associates. I'm the project architect on the project. I'm the one that filled out the letter to you guys, as well as the plans and the elevations. I'm not sure -- do you want me to just go over the project as a whole? I will speak to the project itself, but I will let the clients speak to their use of the building and their business plan.

As you can see in the A101 drawing, it's a one -- it's a one-story building with a mezzanine level. The main purpose of the building is to store boats for the rowing group that they are and provide a warm-up space for the people to prepare before they go out to row, as well as provide bathrooms, an office for the group and storage, things like that. The mezzanine will serve as -- to allow views out onto the water. Because the -- the south end of the building -- sorry, the north end of the building faces the river to allow people to come and watch those that row. As well as enjoy the view of the water itself.

The plan is for it to be wood frame construction. Smaller than it -- it is within the square footage needed to be non-sprinklered. We're still working out as far as exterior materials and everything, but that's kind of where we are with the floor plan.

The elevations cover the look of the building that we're looking into. On the north side of the building there is the four overhead doors to allow them easy access to get the boats out. Get them ready, out on the water and get them back in. We are -- one of the requests of the client was to allow natural light. That is hence the windows both the regular as well as in that mezzanine level but keeping the side roofs much lower to cut down on construction costs of the overall building.

ROBERT LATRAGNA: Do you have a copy of the site plan?

MS. RUPERT: I do not. I could get you one.

JAMES IGNATOWSKI: What are you asking of us today?

MS. RUPERT: Basically it was brought to our attention from our civil guys who went to your DRC meeting a couple weeks ago that the advisory board would have an opinion on the architecture of the building and we wanted your preliminary thoughts so when we come back in March to the official, hopefully final, presentation of the building, we're all on the same page as far as what you guys are looking for, things like that.

JAMES IGNATOWSKI: So you're looking at a preliminary review then?

MS. RUPERT: Yes. Sorry.

You want the site plan?

MATT EMENS: It would be helpful.

ROBERT LATRAGNA: I would like to see it tonight.

JAMES IGNATOWSKI: Part of the final package you will be delivering to us for review will have a full-colored rendering and all of the materials on the elevation need to be labeled. The Town Building Department has the requirements for final presentation and part of it would be the site plan so we have an idea how it will sit in relation to the creek and whatever views you have.

MS. RUPERT: Absolutely.

JAMES IGNATOWSKI: Is the siding on it going to be horizontal, vertical or --

MS. RUPERT: We're looking into both. We're kind of feeling out the size -- the look of the building. It may depend on the material that is chosen, whether it goes vertical or horizontal. One of the things we're looking at is Hardie board. It's a natural-looking material that can go horizontal or vertical. One of the concerns is the building may look too tall if it is vertical, so once we get it in there, we'll have a better idea what makes more sense for the overall of the building.

JAMES IGNATOWSKI: What's the rest of the houses around that area look like?

MS. RUPERT: I believe they're vinyl siding. I believe they're vinyl siding.

JAMES IGNATOWSKI: But horizontal in nature.

MS. RUPERT: Horizontally. And across the street is the ARC Monroe County, which I

believe is a masonry building.

ROBERT LATRAGNA: Just some notes here. When you do come back, I would like to see where lighting is going to be, what kind of lighting you will have, cut sheets for the lighting.

MS. RUPERT: Both I assume on the elevations as well as the site plan?

JAMES IGNATOWSKI: Yes.

ROBERT LATRAGNA: Colors, obviously, and -- as Mr. Ignatowski mentioned, they will have to be labeled on the drawing. We -- we probably want to see -- you know, at first I thought you were presenting this and I was going to say there is really not much information here.

MS. RUPERT: I was hoping for live feedback and a dialogue on where we're planning on heading and seeing if we're headed down the same path towards March.

JAMES IGNATOWSKI: What -- in terms of the overall design of it, um, what -- what made you go in this direction?

MS. RUPERT: Combination of what the clients' kind of mindset was as well as ideas we found at local boat houses. One of the things -- Katie and I were working on the project AND didn't have familiarity with the boat houses, so the client took us to a bunch and we saw a -- different options and in between that and their mind's eye got to this point.

MR. GIARRUSSO: Hi. My name is Tim Giarrusso, G-I-A-R-R-U-S-S-O. I can get a card after the meeting. Myself and Dennis Fronheiser is here. We're the co-founders of Rochester Community Inclusive Rowing.

Just a little background. We're a 501-C3 and have been since 2011. Interesting things about your organization is we're 100 percent volunteer-based in the community. So no one -- no one gets paid and no one pays. So we identified a gap in our community, the Greater Rochester community that said access to the waterways for rowing for people with any form of disability or barrier did not exist. We can tell you that we are the organization that has begun to spur this in the area.

We have been recently recognized by U.S. Rowing as the Freedom Rows Veterans Program for the Greater Rochester and Western New York area. So we have been having great success with veterans with PTSD as well as people with cerebral palsy, multiple sclerosis. People who are blind and visually impaired. Physically disabled. Loss of limb. Autism.

So the direction of creating this facility was really about scaling and creating more possibility as we go forward. That would obviously include the people in the Town of Chili. So we're excited about this site.

One of our major concerns is -- is, of course, cost. We are not pursuing any grant funding. We have acquired the land through foreclosure. The legal fees were donated by Phillips, Lytle. We have been extremely creative in getting to the point we're at now. Bergmann has donated probably in excess of \$45,000 of funding to move us along.

In the past six months -- well, since May of 2017, we have raised about \$63,000 in cash. And we're getting real creative about how to fund this. We're really excited about building what we feel is going to be a premiere facility in the area. What is important, I think, to also recognize is number one, we're not a club. We're not about going out and getting medals. We're about creating access to people that don't get included. And in pursuing this, um, we have built a financial model that -- for storing boats of individuals who row. For a modest fee of about 300 to \$350 a year, we can keep this facility up and active and working, given our volunteering as a model.

So you asked the question, and I talk a lot, so don't hesitate to stop me. You asked a question about why this building method. Through Bergmann's counsel, we were -- we were informed it would be less expensive to build this than going with a metal-engineered building, so that was one of the big drivers that brought us toward this construction approach. I think -- think that is one of the biggest reasons.

MS. RUPERT: Yeah.

MR. GIARRUSSO: We did consider a two-story setup at first, but again, through their guidance, um, they shared that the mere cost of the elevator was going to be on the order of \$47,000, so we were able to come to a really creative compromise benefiting from the mezzanine approach but keeping all of the access to people with mobility challenges on one floor.

The other thing about this facility is it will probably be -- I think it will probably be the first heated facility of its type in the area. As a matter of fact, I'm almost positive of that. We're talking about a radiant floor heating system.

MR. FRONHEISER: Second one in the state.

MR. GIARRUSSO: Second one in the state, the other one being Ithaca College. So we're talking about what I feel is going to be a real high-end facility and a great asset in the community and Town of Chili. I will stop there because I ramble.

MR. FRONHEISER: Ides' commitment?

MR. GIARRUSSO: Just as an example, um, one of the things that we talked about in terms of creating this facility, was that we knew we could build a sustainable pro forma or business model, if you will, once we were up and we had it 50 percent occupied by boats. I went to a local family, in this case, the Ide family of dealerships, and we created an agreement with them that said for various advertising and collaborative purposes, sponsorships of things that we do in the community, that they would be our lead sponsor. So they have agreed to help us make the mortgage payment for up to five years, or until we're 50 percent occupied. So 50 percent occupied for this facility would be about 35 boats, and the day that we open it, we'll have 16. So we're in -- so we're in pretty good shape. And the more -- the more we share with individuals in the community, the more interested they are about storing their boats at this facility. And that

helps us create more volunteers, which helps us to be able to go out to more people with disabilities. It's a pretty creative model, I think, if I will pat myself on the back.

I'm really interested in making this attractive from a standpoint of what you folks know. It is not like I build a lot of buildings or know what to pick in terms of colors and things like that.

MATT EMENS: So you're not rowing inside the building? You're just storing them?

MR. GIARRUSSO: That's correct. We have a warm-up area where people would start out and kind of coalesce. We really strive to create an inclusive setting that is supportive. We're dealing with people with various mental illnesses, challenges of all kinds, anxiety issues, et cetera.

We'll have some exercise equipment like an indoor rowing machine. We may have a technique -- there is a technical device called a Swingulator where we can teach people how to handle the oars and things. Those things might be inside, but we go out on the water. The nice thing about Black Creek, before we go out on the river, we'll be able to teach people the fundamentals in a very calm, safe body of water there. If you're familiar with the area, it's tranquil. It's really real super there. We can shove off the dock and spend an hour and not go 50 or 60 meters but get a lot of great time with people. So we're excited about the space.

ROBERT LATRAGNA: Is this all open to the public?

MR. GIARRUSSO: Um, so let's -- let's create a couple scenarios that might work. Let's say were you were a sculler living in Chili. If you wanted to store your facility there, it would be open to the public to come, make a payment. We anticipate having a security system. One of our veterans works for a local company whose name I won't use. We're hoping that he will help donate a -- like a fob access system. So if you stored your boat there, you would be able to come, open up. It would track who you were. You would be able to go out, close the garage door, row, come back, put your boat in, go home.

ROBERT LATRAGNA: How do you find your disabled veterans?

MR. GIARRUSSO: That's a great question. Um, we have multiple sources. The first being U.S. Rowing recognizing us as the Freedom Row Site for veterans.

There is a charitable 501-C(3) in Honeoye Falls called Oasis Adaptive Sports. Their mission is to create access to veterans for things like that sailing, archery, et cetera, horseback riding. We approached them and said, "You have the methodology of bringing veterans and screening them, given where they are in their recovery process. So you can bring them through as (inaudible) and then they bring them to us and then we provide rowing and interface back with them. So that is a big source of veterans.

Um, we go to -- what's the name of the group on South Ave.? Veterans Outreach Center. The VA in Canandaigua we're tied into. They, of course, on Westfall Road have another site. So that is one.

And then to be very honest, the network of veterans, so word of mouth is really important as they share the positive impact that they're getting from it.

ROBERT LATRAGNA: They would not be required to keep the boat there.

MR. GIARRUSSO: Absolutely not. That's a great -- thank you. Good.

So one of the things that Oasis Adaptive Sports does is they -- they teach archery, horseback riding or sailing. When we started this a few years ago, we had veterans in the program and one of the pieces of the feedback was, "We learn to sail, but it's not like I can afford a sail boat." And that hit us right here (indicating). And that's what we decided. We're not going to do that. So veterans, ongoing, will always have free access to water and equipment.

Now, we have gotten creative with folks like the Golisano Life Enhancement grants to secure monies to help them buy their own boat, you know. And then it works out that we have helped them find ways to potentially get the \$350 to store the boat. So our gig is if you're a veteran, we remove the barriers. Thanks.

MATT EMENS: Thank you. So 5B, type 5B construction?

MS. RUPERT: That's the plan, yes. Tim (Giarrusso) had said he is trying to get a lot of things donated. We're trying to keep a lot of things conventional construction you find in a home. Some stuff will be pre-engineered, the trusses and things like that, but we're trying to make everything as standard as possible so Tim (Giarrusso) can get as much stuff donated to keep their cost as low as possible.

MATT EMENS: The windows, are any of them operable?

MS. RUPERT: Currently, we -- currently I think just the ones on the -- on the front would be, given the height of the others and the locations, because if they were operable, they have to be mechanically operable. The ones on the east and the west side would be behind the racks of boats.

MATT EMENS: So it is really more about letting light in and the elevations?

MS. RUPERT: Yes.

MATT EMENS: I mean so in general, I think, you know, the massing and proportion of it is interesting. Um, what are the -- what are the little angled brackets? It looks like angle brackets up on the upper level between column line 2 and 4? You see that -- little ones?

MS. RUPERT: The -- the -- the roof supports? We're using them as an accent piece.

MATT EMENS: Not structurally.

MS. RUPERT: No. To add character to the building and give it a little bit more, um -- a little bit more aesthetic look as well as kind of mimicking -- maybe they're oars, or something related -- he wanted some of the natural wood look in there without going overboard with a lot of true natural wood. Again, trying to keep the cost down for the client.

MATT EMENS: And the overhead doors you're showing on the back, they don't really

look like sectional on the elevation. Are they coiling doors?

MS. RUPERT: Right now they're coiling. That may come down to whether you have a very strong opinion and also what the client can find as far as cost goes. We went with a coiling door because if we go with a true overhead, they lose storage space within the boat storage areas.

MATT EMENS: On the wall?

MS. RUPERT: Yes. I don't think we have the height to go straight up as you would see with another option.

MATT EMENS: A high lift.

MS. RUPERT: Yes. Coiling may be the way to go as far as what they need for storage on the inside.

MATT EMENS: Got it. So -- so coiling doors are typically going to be more expensive unless they're not insulated, but that is probably one of the things that -- or some kind of pre-finish on them from a color standpoint is probably going to be the concern or the question there. And then the stone, it is just kind of hard like -- you know, as Robert (Latragna) pointed out, it's kind of hard to give too much feedback. I think from a mass and proportion standpoint, I see it. I don't have any major issues with it. It is really a specific typology that we don't have in Chili. Like you said, I'm sure you had to do some research there to find something to look at.

MR. GIARRUSSO: Can we go back to the door comment for a second? The doors?

MATT EMENS: Yeah.

MR. GIARRUSSO: We have every intention of approaching Felluca Door, because his daughter rows with us, and so what we can do probably within the next couple of weeks, Dennis (Fronheiser) is going to make an approach to them and get some ideas around that.

MR. FRONHEISER: Sure. Okay.

MR. GIARRUSSO: I'm sorry.

MATT EMENS: No. Thank you.

So I guess the only other thing I would say is you know, it's tough to tell from this, and I did -- I have -- you know, I do drive by there, but I never really looked down there because I never really thought of it. So I guess one of the things I was struggling with, how much of the building will you really see from the road? You know.

MS. RUPERT: From the road, from -- from Black Creek or --

MATT EMENS: Either side, coming down Scottsville and from -- from Fairport and then what -- at the ARC there, the intersection, the only thing you should be paying attention to is the lights and the cars, because you're not going to see it from there, right? It drops down and it is --

MS. RUPERT: It is also set back from -- from the road, based on the setbacks and everything.

MR. FRONHEISER: There is also that big cement wall. And then the -- the -- for cars, when you're in a car, the -- the height of the railing on the building, you will see the roof line, but not -- you don't see -- you can't see the lot from there. But you -- but you will see the -- our sensitivity is that we don't want this roof sticking up. Surprisingly.

MATT EMENS: I guess I would just say, too, you know, especially when it comes to money and trying -- not to value-engineer it for you, but I would just keep it simple. You know, maybe to block the -- you know, the CMU water table is the corner accents. Maybe it's not both, right?

Unless -- you know, the other thing too, once again, when you start mixing those different materials, what the colors, what -- is it -- you know, is it rough-faced CMU? Is it flat painted? From a paint maintenance standpoint, you don't want painted CMU.

MR. GIARRUSSO: Totally.

MATT EMENS: If you do vinyl siding, you will do -- from -- from a cost standpoint, you will do very well. But -- you know, Hardie board is going to be a lot more expensive per square foot, but you will get a lot more years out of it and low maintenance, low to no maintenance. So anyway...

MR. GIARRUSSO: Can I ask a question, and this is much for you and Katie as well as -- on the east and west, we have talked about some exposure to the foundation, right? And I don't know if that ties into the -- into what we would have to cover.

MS. RUPERT: Yes. If we expose the foundation, we'll extend the block down. So there will be -- it won't go from block to concrete.

MATT EMENS: It is not flat grade there.

MS. RUPERT: It slopes.

MR. GIARRUSSO: We have to come up to 524 1/2 almost.

MS. RUPERT: Above the water table.

MATT EMENS: That will also have an effect on the elevation and those proportions on that side of the building. Because right now it looks really tall, but it is not really that tall on that side. Your windows are pretty short.

MS. RUPERT: Yes.

MATT EMENS: But then if -- if they're just to get light in there and you need more wall space for boat storage, what you have drawn makes sense and also from a cost standpoint. I think one of the things I would look at is the amount of windows versus your actual window opening size, your biggest bang for your buck. It may be more beneficial to have a window that is a 2 by 4 or 2 by 3 1/2 -- 2 by 4 it looks like -- it may be more cost effective and I don't know what the elevation looks like, to have, you know, a 2 or 3 foot by 6 foot window with one header, you know, if the header doesn't get so much bigger. You have to look at the plusses and minuses.

MS. RUPERT: Absolutely.

MATT EMENS: That -- and once again, like I said, I don't mind the proportions. Actually, I like the side elevations better than I like the north elevation. The north elevation, um, I feel like it needs to get dressed up a little bit with some trim. I know this is kind of semantic and we're talking through it while I'm saying it. Whereas, the south elevation, the windows, um, seem a little -- a little bit more fat and squatty. So I just don't know if that is really --

MR. GIARRUSSO: The ones on top?

MATT EMENS: Yes. The bottom ones are okay. It is just a different look. So once again, without a little more level of detail.

MR. GIARRUSSO: We can mirror the bottom ones up to the top.

MS. RUPERT: Absolutely.

MATT EMENS: That is really all I got.

MR. GIARRUSSO: Thank you.

ROBERT LATRAGNA: Is this actually on the boat launch property or next to the boat launch property?

MR. GIARRUSSO: It is immediately next to the boat launch. The New York State DEC we have made a -- a relationship with those folks, Web Pearsall. We have built a relationship there. They asked us to sign and I just filled out the paperwork what they call a VSA, a Voluntary Stewardship Agreement, you may be familiar with. We are signing up with X number of activities to help keep their boat launch as well as 20 Black Creek clean, thinking about building security in so we monitor the parking lot and be able to provide that kind of support to the neighborhood as well as neighbors.

MATT EMENS: Sorry to interrupt. So that is actually right here (indicating)? That's the boat launch?

MR. GIARRUSSO: Yes. It kind of shapes like an L around our lot.

ROBERT LATRAGNA: I was down there tonight and I noticed they had some fencing up.

MR. GIARRUSSO: Yes. That fencing --

ROBERT LATRAGNA: They were doing some work there and I wasn't sure if that was you doing work there.

MR. GIARRUSSO: That fencing is their work. It ties to what they're doing with some of the water runoff capture into some kind of a water garden that deals with the parking lot drainage. So that is what that orange fence is.

ROBERT LATRAGNA: I would be looking forward to seeing the actual, um, mock --

MATT EMENS: Are -- for color scheme, earth tones?

MS. RUPERT: Greens, yeah.

MR. GIARRUSSO: Warm brown and maybe forestry green.

JAMES IGNATOWSKI: I will build upon what Matt (Emens) said earlier about windows and proportions. As I look at it, I'm trying to get a rough idea in terms of the overall look of the building, what you're trying to emulate and what we're feeding off of. Is this modern? This Nantucket? What are your thoughts in that? Because right now, some of the hard times I visualize this in the field, how is this going to look? What are you striving for?

MS. RUPERT: Um, really we were going for the -- to be honest, one of the driving factors was a lot of natural light. The clients took us to one of the boat houses -- correct me if I am wrong, it's the one that is under -- it's across the street from the Genesee Valley one.

MR. GIARRUSSO: GRC.

MS. RUPERT: It's completely off the grid. They only have solar lights, natural light. It was much brighter than all of the others we went with. So for us, and because of the clients -- the clients' request as far as making it a -- an inclusive space but also not overbearing space for people using it, folks wanted a lot of natural light and use that to kind of build the outside as well.

JAMES IGNATOWSKI: How does that drive the width of the stone on the side and how does that drive the window scheme and how does that drive the two pressure-treated columns?

MS. RUPERT: So the windows were driven by the natural light. The rest of it was driven by the other boat houses we had seen as far as the feel. We wanted to be able to, um -- when somebody drove by it, to know that that is what it is. So if they can't see the sign, or there is no sign or because you're driving down the road, you can't see it, you know what it is is kind of what we're going for. I don't know if that is a style, but that was kind of our intent for the outside.

As far as the thickness of the things, based on the square footage that the client gave us, what they're trying to get to maximize their storage space is a really driving factor. Everything else is an added bonus. The storage of the boats is the main part. The thickness of the piers and the wood and everything -- it lent itself to, you know, making -- we know the building is very symmetrical so we wanted to play off of that because it already is given the fact that we're trying to make it as big as possible.

So that is kind of where we got with the thickness of the overhangs, the -- or the depth of the overhangs, the thickness of the stones and things like that.

MR. GIARRUSSO: The other thing that I would add is -- we were really appreciative that they wanted to see the boat houses in the area. What I can say about the other buildings that have been built, whether by it was McQuaid at Genesee Valley Park or the City at Genesee Valley Park or the folks under the 390 bridges that is really noisy, or Genesee Rowing, or the folks in Pittsford even, Pittsford is the only place where there is any kind of thematic tie to the boat house. They did that on the first one. They have two facilities. All the other ones are just really metal-skinned pole barns.

What we wanted to do is create a space where people could come and feel supported, not worry about being cold or, "I'm going to that ice box." Because that's what a lot of the other facilities are like. Even the Pittsford boat houses are not inviting.

The one thing I would say about the first boat house built in the area of Pittsford was they -- it was right on the Erie Canal so they had a theme of trying to make it look like an old -- what do you call those? -- tow path boats. So that is really the only thematic thing in the area.

I wouldn't say that we're anything like the -- like the boat houses in boat house row in Philadelphia or in Boston because they tend to be -- like in Philly, they're all row houses. They're almost on top of one another. So they just occupy the space that they could.

So I would say this -- to me, this is almost like, when you look at the front, is it inviting? Is it open? Is it -- is it airy? I will stop there and see if that helps you at all.

And again, we're open to feedback if you think there is something that would --

ROBERT LATRAGNA: I'm looking at the windows and I notice that from the inside, you will only have ground-level windows on the one side and everything else will be looking at the sky. So it will -- I believe it from the inside will probably look like you are, you know, not really open to the outside. Unless you're looking in the one direction that does have windows.

MS. RUPERT: You're absolutely right. Because one of the other concerns the client had was on the east and west elevations, if we move the windows down, then everyone can see the boats and again speaking to the concerns of security, we wanted to give as much natural light in there, but also keep an eye on the fact we don't want windows at eye level where someone could break in and steal all these very, very expensive boats.

But you're right, it won't be -- our hope is that in the fact that the mezzanine is only at the one end and everything else is open to the roof, with the exception of the area where the reception area is, the toilet rooms, the storage, that all will have a top on it as -- that is labeled as storage on the mezzanine level. Everything else will be open to the roof line. So our hope is that by not putting in anything else and having a top will balance out the fact that we don't have windows down below and combat the issue that you're kind of alluding to. Hoping to make it as open as possible but also keeping security as a -- as a concept and something we want to keep in mind.

MR. FRONHEISER: As far as windows go, only one of the seven boat houses in the area have any windows at all. Everything else is totally enclosed space. When you close the door, it's dark. This is -- may not be where you would like us to go, but this is a huge step in bringing in some natural light.

ROBERT LATRAGNA: I think -- that's all row boats, no powerboats?

MR. GIARRUSSO: Yes. Just to be clear, for safety launches, like a John boat, we'll have a 15 horsepower Merc on something. We might have two of those. But everything else will be human-powered.

MATT EMENS: The other thing I would just go back to, the more I looked at this when you were talking, just presenting the entrance a little bit more. I know it's not like a public -- something you talked about warm and inviting, presenting the entrance. Once again, you have a successful plan. Elevations, I guess from a proportion standpoint would be nice, massing or proportion. I would just say presenting that entrance a little better. And you know, the fact that -- the building really is a rectangle.

MR. GIARRUSSO: Almost a square.

MATT EMENS: You're right. Almost a square. Aside from the -- these pressure-treated timber decorative columns, I guess I would just say that vertical elements of the stone right now, the way the drawing is presented, it looks -- it helps break up the -- the facade. But I just don't know if that is going to translate three-dimensionally in perspective when you experience it in real time.

MS. RUPERT: Absolutely.

MATT EMENS: I would just take a look at that a little bit harder, too. Once again, back to money. It may not be money well spent. You may just want to look at that.

MR. GIARRUSSO: Do you think we might be able to get that feel with -- with some sort of a change in -- in the color of the vinyl or if it is a cedar or something like that?

MATT EMENS: It could be a change in color. It could be a change in the material siding where you go back from horizontal to vertical in certain parts or a trim board that carries across one of the them, not the others. Something.

MR. GIARRUSSO: That's good.

MATT EMENS: I think that will be more important to have something -- with a little more meat to sink our teeth in for next time.

MR. GIARRUSSO: When is the next time?

JAMES IGNATOWSKI: In March.

MS. RUPERT: March 13th, I think, is your next meeting.

JAMES IGNATOWSKI: My only last comment would be is that I would -- I would take a look at seeing how this would look in your eye with the windows separated. Okay. Not just all together in one long strip.

MATT EMENS: The ones --

JAMES IGNATOWSKI: And also in terms of an economical point, you're not putting in a very large high risk that is going to cost you a lot of money. Keep your cost down. Try to look at that and see what you feel about it. Because right now, as I look at it, it seems everything is ganged together and thrown together.

Do you have those windows already?

MR. GIARRUSSO: No, no, no. To clarify, by --

MS. RUPERT: He means these (indicating). Separate them.

JAMES IGNATOWSKI: On the south elevation.

MR. GIARRUSSO: Got you.

JAMES IGNATOWSKI: They're all ganged together, and on the lower part, just -- there is no reference to something, so in terms of the boat houses that I have seen, usually the windows are somewhat separated just because you're trying to get trim there or whatever. And it takes up more of that space, so it eats up a lot of siding when you start separating them.

MR. GIARRUSSO: Might let the light flow in.

JAMES IGNATOWSKI: Either you are all together or apart. You know, you will still get the same amount of light except you're spreading it out over a wider area.

MR. GIARRUSSO: That's what I was saying.

JAMES IGNATOWSKI: It's not our function to design the building, but we give you preliminary thoughts on the whole thing, what we might be saying in March.

MS. RUPERT: It helps us prepare better.

JAMES IGNATOWSKI: Feedback from us.

MR. GIARRUSSO: Appreciate it.

Robert Latragna made a motion to approve the 10/10/17 and 10/24/17 meeting minutes and Matt Emens seconded the motion. All Board members were in favor of the motion.

The meeting ended at 6:38 p.m.