

“Minutes are not official until approved by their respective board.”

TOWN OF FALLSBURG ARCHITECTURAL REVIEW BOARD MEETING

December 6th, 2018

Joe Lucchese, Chairman, Scott Lederman, Mark Hurwitz, Brian Manown, Menachem Fruchter, Gerald Skoda Board Members, Gregg Pitula, Code Enforcement

- Joe Lucchese called the meeting to order.
- November minutes approved

OLD BUSINESS:

1. 441 STATE ROUTE 42, LLC (CAFÉ CHOCOLAT) – SBL# 24-3-2.2 – Requests approvals for a renovated store front. Zone: B. Location: 441 Rt. 52, Woodbourne.
 - Gerry Krohn represented
 - Joe Lucchese: I was not here last month so I am just getting caught up. These notes are from after the meeting. Just recap everything.
 - Gerry Krohn: We started off with a projection as to how the building should look. The gentlemen here thought we should be more specific about what was old and new. Identifying what we would be removing. Any existing and removing. And what our goal was to replace. Of course our goal here in this discussion is the façade of the building. Generally speaking the building is about 100 years old or almost. As far as the title went back. In fact I found something just an aside when we were cleaning up I found a comic strip from April 15h 1945. It went back even further because there were changes of hands in the title. We finally purchased the building this past summer. We bought it with great intention to pump good stuff into it. It should be sturdy and safe. It has been to now. We have continued to bolster it up as the years went along. We want to make it look prettier. The front of the building is where it is at. The part that faces Mr. Rosenbaum is inaccessible both to the eye as well getting any workers in there.
 - Joe Lucchese: That is the alley?
 - Gerry Krohn: The other side. There is a part that goes between the bookstore and our building. There is about a foot and a half. The stucco on that side of the building looks good.

- Joe Lucchese: Is the stucco on the face of the building going to be same color as the side of the building?
- Gerry Krohn: Right now the side that is visible to everybody is the Tucker grey. We painted that with the request of the Town but not through the Town. When we were leasing it Mr. Rosenbaum had been asked to pretty up that side of the building. In the end we did it for him. We scraped and primed and double coated. Of course right after we double coated we were graffitid. But we touched that up a little bit that was just on the very corner of the building. The grey will be the same. Is that the new picture?
- Gregg Pitula: It is the new one.
- Gerry Krohn: The lines are there?
- Joe Lucchese: Yes they look like shingles.
- Gerry Krohn: It's not shingle. The side of the building in here when you are standing at the alleyway, this is the grey part. We removed the soffit and the cement on the top so the construction people could see. We couldn't get an estimate. It's been very hard to find someone that was willing to do the work. We removed it so they could see what they were dealing with. All of this was going to come off during construction. It paid off to do because it is in sorry shape behind there. We had intended to do 3 quarter inch ply behind this and then put on the stucco. My son wanted to preserve the brick which would give it that mountain look and this would be the same as this. He wanted this in brown.
- Joe Lucchese: So this is flat?
- Gerry Krohn: It will be one flat surface. Can we get a current Google picture? Oh I took pictures. I forgot. Let me show you what we started with and what we ended up with. We flattened it out. When we took off the cement this is what was behind it. We didn't have to remove any wood. It was rotten behind there. There must have been a water leak in here at some point. As we moved along it was pretty good until this side. The other side was much better. I don't have a picture of the other side.
- Joe Lucchese: So you are taking that off and all of that will be covered with wood and then you will stucco on top of that.
- Gerry Krohn: Right. This grey wood on the top we didn't want to remove that. I will let the carpenters remove that. There are 2 layers of plywood underneath this which covered the gap between the roof that was placed that and whatever was underneath that. This wood was never preserved.
- Joe Lucchese: It's not a flat roof?
- Gerry Krohn: It is a corrugated steel roof.
- Joe Lucchese: So that is why you have the gap.
- Gerry Krohn: Yeah exactly. This will stay the same. We may paint this also to match the color if you feel that appropriate.
- Joe Lucchese: Especially if you already took this partition apart
- Gerry Krohn: No this partition we did not take apart. We only cut down a half a foot maybe 6 inches. It's really not a partition. It is what he put on his building. He extended because he owned both buildings. In order to be able to work I cut back 6 inches straight down. I left a little bit of it and I will show you the benefit. I was

able to screw the tarp to that inches left. So we opened this up and moved the soffit, moved whatever old wires were in there. We are ready now just to do the work.

- Brian Manown: So you have a building permit?
- Gerry Krohn: No that's what he is going to do now when he is ready to start building.
- Brian Manown: So you didn't need a building permit to do this?
- Gerry Krohn: No we were told we did not. Just to make it possible to see what was inside it.
- Scott Lederman: It was more than just seeing it because you completely took down the whole front right?
- Gerry Krohn: The soffit was removed and we removed this.
- Scott Lederman: So you took down the soffit and all of the stucco so you are down to the wood?
- Gerry Krohn: I am down to the wood so we are ready for them to do whatever they need to do.
- Brian Manown: Have you removed whatever this material is?
- Gerry Krohn: No we have not. That is just screwed in there. That will be removed.
- Brian Manown: These are what 2 by 4s?
- Gerry Krohn: I opened up the bottom of this to see what was behind there. It was just 2 by 4s. They took a piece of cement board and screwed it on there.
- Brian Manown: So they just wanted to make the windows smaller. The windows were probably in the masonry.
- Gerry Krohn: It doesn't look that way when I looked in there. I don't know if it is new 2 by 4s newer than the original construction.
- Brian Manown: How is that going to be finished?
- Gerry Krohn: The same way with the stucco.
- Scott Lederman: So you are going to stucco around the window that is existing now and it is going to be on top on the second floor to match?
- Gerry Krohn: Correct. It may look better to raise the brick.
- Scott Lederman: So you're talking about cutting it to expose more brick?
- Gerry Krohn: No we're not cutting anything. Just filling. This is just a screw panel.
- Brian Manown: Let's not focus on how it is going to be done but what is going to be done.
- Gerry Krohn: So the goal here is to give it symmetry. Right now since there is brick which we want to leave we want to point the brick and clean the brick.
- Brian Manown: What is the finish going to be?
- Gerry Krohn: The finish should be stucco.
- Brian Manown: It's not called out on this drawing.
- Gerry Krohn: I believe it is marked.
- Brian Manown: This frame. What's there now is not acceptable to me.
- Gerry Krohn: It's not acceptable to us either. We don't want to leave it. We will probably do the same thing.

- Brian Manown: From our last meeting we have to get past all this probably stuff.
- Gerry Krohn: I can't get past that without ripping out the front of the windows.
- Brian Manown: That's not what we're here to discuss with you. We need to know what you are doing not what you might do.
- Gerry Krohn: What we're doing is stucco.
- Scott Lederman: The last meeting we had I was just looking at the minutes I know I said to you that you need to talk to your contractor and come up with a plan and in that plan you would give us specifically materials what is going to be done.
- Gerry Krohn: We do have that on the list.
- Scott Lederman: Not really because you keep talking about possible changes.
- Gerry Krohn: You're only asking about this little section around the windows.
- Scott Lederman: That's for at this point.
- Gerry Krohn: The whole thing will be stucco.
- Scott Lederman: Our point is so that we know definitively what you are going to do.
- Brian Manown: How is the top being finished?
- Gerry Krohn: Underneath the roof?
- Brian Manown: Is the stucco going to go clear on here to a hard edge?
- Gerry Krohn: Yes that is the goal. The goal is put the plywood straight up and cover all that and make it all stucco. He just wants a different color on this.
- Scott Lederman: This is what we're talking about.
- Joe Lucchese: That's gone. According to this that's gone.
- Brian Manown: He just told us that however he does it I don't know, I don't care. They are taking the stucco all the way up to a hard edge at the top.
- Gerry Krohn: Right.
- Brian Manown: So there will be no cornices at the top of that.
- Gerry Krohn: You mean like a design of sort?
- Brian Manown: Right.
- Gerry Krohn: Do you not want a design at the top?
- Brian Manown: I referred you to our architectural guidelines at our last meeting. Because of the rural nature of our community and because of the traditional types of architecture that have prevailed, to fit in on a Main Street streetscape it would probably want a cornice.
- Gerry Krohn: None of the other buildings have it there. By the time this is done this will be the nicest building on the street with or without the cornice. But all the other buildings are square blocks. If you can even consider them that because they are so old. The only one that is newer is the café across the street which is a square block all the way to the top.
- Brian Manown: Well this is a more contemporary look for all of us. It is kind of a break away from what we sort of expect. I am neutral about it. It is something to consider when you're talking about this.
- Gerry Krohn: I don't think it is a big deal as far as if you would prefer having something up there. We didn't think about because we want that contemporary

square look. Especially because the side of the building that is exposed is very flat and square. There's nothing ornamental up there.

- Brian Manown: The other thing I was kind of wanting to see are some samples. A lot of time it is good for us to be able to look at some samples. A sample of this wood siding. The hardwood boards. Also the type of lights.
- Gerry Krohn: On the picture I show you hanging lights. I put it on there and he said that they aren't going to want to know what kind of light it is. He made a picture of it.
- Scott Lederman: We have a picture of it
- Gerry Krohn: I think he put a picture of one. This was that picture.
- Joe Lucchese: This is the light over the door.
- Gerry Krohn: Right. The similar type lights like here I originally put on the paper one bulb lights. My son said you wouldn't want so many particulars.
- Scott Lederman: That is going to be all five?
- Gerry Krohn: Right that is what he is looking at. That is the newer type of lighting they call retro. If you go into all the new restaurants and bars they are all these big wide bulbs in that cage. You will see them in our store as well.
- Joe Lucchese: So this is a brown stucco band here right?
- Gerry Krohn: Let me look at the paper for a second. I haven't looked at it since I put it together. Is that 5 and 8?
- Brian Manown: 5 and 8.
- Gerry Krohn: Right that is what he wanted
- Joe Lucchese: Okay. So is this section flat or does it have a slope to it?
- Gerry Krohn: It will be flat. This square will cover that glass that is in there.
- Joe Lucchese: I am curious about one thing. Why does this drop?
- Gerry Krohn: It drops because of this window right here. Maybe I can show you on my picture.
- Joe Lucchese: Is there a window over this door?
- Gerry Krohn: There is a window over the door. Let me show you before I put the tarp up. It was that window.
- Joe Lucchese: So you are covering this one with stucco?
- Gerry Krohn: That would be stucco correct.
- Joe Lucchese: So that is covering this window where the air conditioning is coming out?
- Gerry Krohn: Exactly.
- Joe Lucchese: Why would you cover one with stucco and one with board?
- Gerry Krohn: Excellent question. Don't know.
- Joe Lucchese: I would prefer it to see it as stucco so you just have a horizontal band of the wood.
- Gerry Krohn: You mean there should be wood on top of the window as well?
- Joe Lucchese: No. To me this should be removed and you should just have a stucco panel here as you do here. It would be much cleaner and if you are going for a contemporary feeling.

- Gerry Krohn: I hear what you are saying. I broached this issue with my son. If you look at the pictures on the window, maybe it was Brian who mentioned it, that he wanted the windows to come in more square to match the windows at the top. I said to my son that he wanted symmetry. The answer was it is exactly what he doesn't want. He wants it to look more funky than square.
- Joe Lucchese: I don't know that he knows what he is looking for.
- Gerry Krohn: His attempt was to move it over. We couldn't move the tea folds over the door because they said it would be safer to put it this way.
- Brian Manown: There are some construction logistics that are dictating that they don't align these windows with these. He explained it last time. There is symmetry here but it is an odd symmetry. It is problematic because of existing headers.
- Joe Lucchese: I am fine with that but I would like to see this covered in stucco.
- Gerry Krohn: He wants more wood because it gives that more warm mountain feeling. What if we put wood here as well?
- Joe Lucchese: I would prefer the stucco. Is that what is happening here?
- Gerry Krohn: That is going to be a hand painted.
- Joe Lucchese: So you have this and this is 3d lettering?
- Gerry Krohn: Yes. This comes off the building.
- Joe Lucchese: This is?
- Gerry Krohn: It is on the building. Painted on the building.
- Brian Manown: It must be stenciled on
- Gerry Krohn: Stencil is the word I think he used. If we take out the wood we are losing that schmaltz if you will.
- Joe Lucchese: That is not adding any schmaltz in my opinion.
- Brian Manown: If you do as Joe is saying stucco and stucco, then you can take this and put it right in the stucco part right there. This is your logo. Just visualize putting that same thing in the stucco panel here. Then the wood panel is straight across.
- Gerry Krohn: I will tell it to him. I'm not sure if stucco can hold stencil.
- Brian Manown: Oh yes. The paint will go on the stucco as well as the wood.
- Gerry Krohn: Can it be preserved? Here I said to my son to look at the buildings that did wood. It looks like crud even though it is new. He gave the right answer. They didn't use the right poly. If you don't put the right poly and then make sure it is sealed before you start. It isn't going to hold it. He said as long as we do it right it will preserve. I wasn't sure if you could that on cement.
- Joe Lucchese: I'm just curious why there are 5.
- Gerry Krohn: The windows have it. It is on the door. There is a sign at the top. Just to make it look more like it is one building. Like this is also part of the building.
- Joe Lucchese: This door leads to the second floor. What is the second floor?
- Gerry Krohn: Right now it is storage space. We don't know what we're going to do with it.

- Brian Manown: You are limited to 64 square feet maximum of signage. There is also an overriding rule that it would be whatever the linear the width of your building at 2 times of that. If the linear width of your building is only 30 feet then you are limited to 60 square feet. With as much as signage as you have here and I am just going to say the whole window is a sign now.
- Gerry Krohn: Those have been in there from the beginning.
- Brian Manown: I am just saying whatever the square footage is that counts as a sign.
- Menachem Fruchter: I thought windows have a different rule.
- Brian Manown: Not if he stencils it on the outside.
- Menachem Fruchter: If he stencils from the inside?
- Brian Manown: Posters on the inside of the window have different regulation. Bottom line here is I think we need to have some idea of how much signage coverage you have here before we approve it. This counts. This counts.
- Gerry Krohn: Nothing has changed here. All that was added was this.
- Brian Manown: Well we are starting over here. This is a brand new process for you, not for us.
- Menachem Fruchter: Let's stop for a second. You are correct he is starting over. He can't leave the store like that. He didn't have to do any work on the store right? He is trying to fix it over and make it nice. Let's work with him.
- Brian Manown: We are.
- Menachem Fruchter: I'm saying he is saying it is new. It is new for everyone's benefit.
- Brian Manown: Are you saying we should ignore the rules?
- Menachem Fruchter: Not at all.
- Brian Manown: So I am mentioning the rules and this is the response. I don't know what the response is. I am just trying to remind everybody that there are rules.
- Menachem Fruchter: My point is that sometimes rules have to be bent. Maybe not necessarily yet.
- Brian Manown: I don't know that we can bend them until we know what we have here.
- Menachem Fruchter: I understand I am just putting the fact out before we measure every inch that he is taking an ugly disgusting store and trying to make it beautiful.
- Gerry Krohn: This is always been the way it is. The sign over the top was always the way it is. The sign is going to be prettier now because instead of it being a long orange gob it is going to be an off the wall 3d thing.
- Scott Lederman: The point we are trying to say is anytime you are going to start redoing something it is not the old rules of what it used to be, how you got all the signage there I don't know it is before my time here. It expands beyond too much the rule of 62 feet.
- Brian Manown: We don't know that it does.
- Scott Lederman: We definitely need to find out the amount of signage there. I would certainly encourage you if you are going to leave it on the windows that I

know already exists and leave it on top here, I would get rid of the door sign. You have 5.

- Gerry Krohn: The door sign needs to be there because people shouldn't bang into a glass door. You ever walk into a bank and there are things on the glass door. I had it done to myself in Citi bank. I walked right through the glass and knocked my glasses off. Now on glass doors they all have this. Chase bank has OY on all their glass doors.
- Scott Lederman: If we just say we go with the stucco here and here. Now you have all of this. Just get rid of that.
- Joe Lucchese: Keeping the signage to the center. Bringing the brick up. Dropping the stucco panel over the door. This way it all looks symmetrical.
- Gerry Krohn: I think this is already up. Can we look at this for a second? I think it may be there already.
- Scott Lederman: Yeah it is right there.
- Joe Lucchese: I am just saying I would like to see the brick go up like it does over the center door. Get your stucco panel here. Let this be a band of brown wood. Then keep all your signage and I don't think we have to worry about if it is 62 square feet or 59 square feet.
- Gerry Krohn: I think that will look pretty. He's not married to this.
- Brian Manown: Stucco around the windows.
- Scott Lederman: Stucco around the windows. Whether you lift this up or keep it the same.
- Gerry Krohn: It has to be on either account because it won't be flat.
- Brian Manown: It is going to be built up. It has to be. It will look more like a frame.
- Gerry Krohn: Right now it actually looks like stucco. It is cement board. It is not that dissimilar from stucco.
- Brian Manown: This is a gooseneck light fixture
- Gerry Krohn: Yes.
- Scott Lederman: So you're looking to put a gooseneck as well?
- Gerry Krohn: Something has to go over the top of that door.
- Scott Lederman: For the entranceway. You have these too?
- Gerry Krohn: I think that gooseneck gives that nice warm feeling.
- Scott Lederman: Understand that now you are going to have a gooseneck and one or two lights over this.
- Gerry Krohn: Correct.
- Scott Lederman: And just realize from what I am seeing that you have it rendered as equal and I don't think that is the case.
- Gerry Krohn: That has to be cleaned up we can't see it in that picture. You mean these are not exactly even.
- Scott Lederman: I have a feeling you are not going to have room for that light. Look what you have here already.
- Gerry Krohn: That's on this part of the wood.
- Scott Lederman: You see brick?

- Gerry Krohn: Well the door is going to be replaced. When the door and that whole frame is replaced then we'll know how much the space is. If they have to widen the door, shorten it. I don't know what the construction guys will have to do. Dependent upon if there is symmetry in that brick will determine if there is room for the lights.
- Scott Lederman: So my suggestion would be if you want to keep that end because of symmetry, get rid of this if you are going to put that there. Get rid of the middle light so you have end to end, middle to middle and then this light over here.
- Joe Lucchese: If you wanted this could be dropped into the stucco panel.
- Gerry Krohn: Correct. It would be further down.
- Joe Lucchese; According to that photograph it doesn't look like he will have room for the sconce. I think you should drop this into the stucco panel.
- Gerry Krohn: Instead of having it high up it will be lower.
- Brian Manown: I was thinking another one of these here.
- Gerry Krohn: That's not that much of an issue but it would probably block the Café Chocolat.
- Joe Lucchese: It would go in here.
- Brian Manown: No. I am saying in between so it lights the sign.
- Gerry Krohn: In between? Then move that up a bit?
- Joe Lucchese: Then relocate this one?
- Gerry Krohn: If we take the sign and sconce away that door is going to look like it belongs to something else.
- Scott Lederman: If you wanted 2 sconces over the entrance for symmetry I would have no problem with that.
- Brian Manown: Personally I like the lighting. I would give you some flexibility because you may need to change something during construction.
- Gerry Krohn: It may be not a bad idea to light up that sign. Parenthetically years ago when we took down this soffit I found a treasure in there. There were 2 gigantic transformers. The wires that ran through there were covered in long glass tubing.
- Brian Manown: That sounds like a neon.
- Gerry Krohn: That's right neon. It must have been a neon with transformers. As a handy I found a toy I would almost like to sell. I found a Steven's Level of heavy aluminum. One of the workers must have left it in there 80 years ago. You can't even buy American tools anymore. A 2 foot level in almost perfect shape. Go figure. Those ideas are nice idea. I think he would go for a light over that to light that up. When we put the candles up in the evening when it starts getting dark it looks beautiful from the outside. That light would add to it. Until now we've had halogens which was good for the beginning. Now that it will be prettier halogens won't belong. It should look more like a tavern type thing even though we don't sell liquor. That's the warm feeling we project in the store. Soft music, hazelnut candles. The smell of good coffee.
- Joe Lucchese: The profile of this casing is just a rectangular s?

- Gerry Krohn: Correct. These are just cut pieces. I have a question. I am putting my foot in my mouth because as soon I say doubt your hair stands on end. I would like to know if it is okay that we maybe extend the cement and put in a couple of other layers of brick under the windows.
- Joe Lucchese: You've lost me.
- Gerry Krohn: Instead of having stucco like we do in the picture raise up this level of brick here and extend the brick so the whole bottom is bricked.
- Brian Manown: How would you match it?
- Gerry Krohn: That is what I was thinking to myself.
- Joe Lucchese: Yeah that brick is 100 years old.
- Brian Manown: If you want a masonry sill for the window.
- Gerry Krohn: Yeah it is 2 by 4s.
- Scott Lederman: So there is 2 by 4s under that? So the brick is gone from there?
- Gerry Krohn: There never was brick there. It doesn't look like there was brick there. Unless they put that in like Brian suggestions. Maybe the windows were a different size eons ago.
- Brian Manown: They might have removed the original windows.
- Joe Lucchese: And the sills.
- Gerry Krohn: That's more than likely what they did because why would they stop the brick there?
- Joe Lucchese: Yeah.
- Brian Manown: You'd never go to this extent but if you wanted masonry sills for those windows you could get a custom cement sill. A concrete sill for something like that. They make them in architectural grades.
- Gerry Krohn: It would be a little bit much. So we'll keep it in stucco. You were asking that this should be stucco and this should be stucco. This is stucco.
- Joe Lucchese: Yes. Have the brick extend up as it does.
- Gerry Krohn: Don't cover the brick.
- Joe Lucchese: Right. So, conditions. Hardwood board.
- Gerry Krohn: Remove the board over the door. The little glass window. That window is maybe 2 feet across and a foot and a half tall. Small window. Probably put in for light on the stairwell.
- Joe Lucchese: Straight band.
- Brian Manown: Depending on your own sensibilities and the people you hire for the quality of the work because we have no way of enforcing that or anything. When it comes to doing the stucco work in those framed areas paying attention to how well they do the work is important.
- Gerry Krohn: They will have to because the air conditioner in there will leave a big hole. The other one where the glass is will also have a big hole. It will have to be framed.
- Brian Manown: As they finish they just have to use certain techniques. Finish it with sharp edges.

- Gerry Krohn: I am very insistent on even edges. I understand what you are saying. Whether I can get the workers to do their jobs correctly I know what they need to do.
- Mark Hurwitz: They don't get paid unless you do it.
- Gerry Krohn: Yeah right try that one. They all want their deposits beforehand. It has been my experience a lot of times with any new construction you have to bring in another person to fix what the guy hired to do didn't do. When it comes to the stucco it has to be done right because you can't really patch it up. Parenthetically I don't know if it is in your purview but I have tried very hard to find someone to do it. I have so far found one company. It doesn't seem like anyone wants to take the jobs.
- Brian Manown: This one requires a lot of detail and it is kind of tedious. They want a big chunk of work.
- Gerry Krohn: In and out.
- Brian Manown: This one is going to take time. A craftsman.
- Gerry Krohn: Yeah we think we have someone. I think it will be very pretty when it is finished. We are kind of putting together the errors of many years of disuse. That wood at the top when they did the roof they should have painted that. Put some aluminum siding on. It is all band aids.
- Joe Lucchese: I think I have it. Hardwood board to be straight band. Remove hardwood above door to second floor. Stucco panel over door same as entry. Run brick to hardwood as entry. Signage to be on entry door right and left café window and on hardwood floor. No stencil on hardwood above door to second floor. Additional gooseneck above signage on hardwood. I think that covers everything. We know the stucco sills are there I don't have to mention. The casing on the windows are there. It is not a condition.
- Brian Manown: It is not mentioned anywhere on his submittal.
- Joe Lucchese: Okay. Window casing. I am just calling them casings. To be stucco as upper exterior.
- Brian Manown: When I am thinking of details from the existing picture, the particle board that surrounds the windows, if you were simply to apply stucco to that it wouldn't look right. You would still have that gap.
- Gerry Krohn: Correct. That's why it needs to be removed. It does butt up against it like this. They did set it in enough. That's why I believe we can remove it and put some backing on that. I don't believe it stands off.
- Brian Manown: That won't be that difficult to do that.
- Gerry Krohn: The guys doing that work will have to make the decision.
- Brian Manown: There are metal accessories to create edges for stucco.
- Gerry Krohn: Corners if you will.
- Joe Lucchese: I made some notes on here. Okay. I think that takes care of everything. Anyone want to make a motion?
- Brian Manown: I move that we approve the submittal with notes attached that we have reviewed and approve your project.
 - MOTION:

- Brian Manow's motions for conditional approval. Menachem Fruchter seconds. All in favor.
- Gerry Krohn: Thank you gentlemen. Your considerations are sensible.
- Gregg Pitula: Now you need to come to our office for the permit.
- Gerry Krohn: The building guys will do that.
- Gregg Pitula: As long as someone comes in to see Denise. If there is anything structural that needs to be changed we need to know.
- Gerry Krohn: Consider it known. The guys will come in and let you know all that.