

**Planning Board Meeting  
May 14, 2014**

**Present:**

Peter Sheridan, Chairman  
Marybeth Max  
Michael Roets  
William Ryan, Alternate  
Thomas Peterson, Planning Board Attorney

**Absent:**

Virginia Hewitt  
Fred Sievers

**Guests:**

Kevin Dailey  
Scott Rigney  
Lou Lecce  
Paul Hodorowski  
Dean Merotte

**Agenda: May Monthly Meeting**

- Hodorowski Builders Design Option Review
- Open Discussion

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At 7:00 PM, Mr. Sheridan called the meeting to order. He noted that Ms. Hewitt and Mr. Sievers were absent.

**Hodorowski Builders Design Option Review**

Hodorowski Builders is here tonight to learn about guidelines for building in Round Lake. Mr. Lecce said that they have reviewed the PDD extensively and are familiar with the guidelines laid out by the legislation. They submitted a packet that also includes a listing of materials. Mr. Sheridan stated that the village would like to attract community-minded individuals and referenced the architectural standards, including a minimum of four different house designs in the development.

The packet that they presented offered eight options, but they had not yet had a chance to review the architectural standards. Mr. Sheridan mentioned that the guidelines include things like garages that are setback and not always front facing, houses that are Victorian in style, with a community design that encourages walking around the neighborhood. The builders indicated that each house they design is unique. The builders referenced their development in Malta, Travers Meadows, as an example of their unique style.

Mr. Roets reviewed the styles in the architectural standards, citing the types of styles, cottage, manor house, etc. and based on the number of units for Hillman Estates, they will need at least four types of units. He shared his copy of the architectural standards, which include pictorial examples of the house styles. Mr. Sheridan and Mr. Roets reinforced that the houses do not need to look old, and Mr. Ryan mentioned that gingerbread accents on a new house looks out of place. Mr. Ryan also mentioned that the porches on the initial designs are smaller than houses in the village.

Mr. Hodorowski asked if a client wanted a custom build if they will need permission from the Planning Board. If the houses vary a little from the designs that would be fine, but permits would need to be issued for each house. However, a review does not need to be conducted for each permit. At this juncture, the Planning Board is looking for conceptual designs only; and, as a matter of fact, differences in the houses are encouraged. Without the architectural guidelines, the plans presented by Hodorowski Builders were the first attempt at a Victorian style.

For roofing, the materials Hodorowski uses are consistent in color and they use lifetime shingles. Siding will also be higher quality than builder grade. The windows and furnaces are the highest efficiency. The style of the house, and the interior materials, dictates the cost of the house. The builders expressed their concerns that their buyers may be interested in the same kind of house, and what would they do if they have a contract signed in advance of the building permit issue. Mr.

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Sheridan said he is not averse to similar houses being next to each other, but there has to be a mixture, and Mr. Roets referenced the standards where a cul-de-sac has at least one unique house of each type in the grouping. Mr. Lecce asked about street dedication; Mr. Peterson responded that it is a new situation for the village, but they will likely follow Malta's guidelines.

Mr. Merotte suggested reviewing the plans and choosing the models that Planning Board liked best. Mr. Peterson returned to the concept of the front porch and the importance of that in the plan. Mr. Sheridan advised that the builders review the architectural standards and return, and a special meeting could be set up to accommodate the subsequent review.

**Open Discussion**

The Planning Board reviewed the April 9, 2014 minutes. Mr. Ryan moved to approve the minutes as submitted, which Mr. Roets seconded. Ms. Elford polled the Board: Mr. Roets – aye, Ms. Max – abstain, Mr. Ryan – aye, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 8:02 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary