

**Town of Riverdale Park**  
**Mixed-Use Town Center Local Design Review Committee Minutes**  
**July 10, 2013**

**Present**

CM Alan Thompson, Ward 2  
Brian Boettger  
Jimmy Spiropolous  
Jeffrey Yorke  
Mike Arnold

**Call to Order**

The meeting was called to order at 7:43 p.m.

**Agenda**

Jimmy Spiropolous made a motion to approve the agenda. The motion was seconded by Jeffrey Yorke. Vote: 3-0 (favorable)

**Business Items**

1) 4701 Queensbury Road

Brian Boettger made a motion to approve. The motion was seconded by Jimmy Spiropolous. Vote: 4-0 (favorable)

*Discussion:*

- Staff Report: Chad Williams
- Friendly Amendments to the motion to include the following conditions to the motion to approve:
  - A. Committee recommends adding a bike rack to the project in a location consistent with standards on page 60, standard number 4.
  - B. The sidewalk shall be extended to be 7' in width along the Queensbury Road frontage.
  - C. Amend the plans to indicate that frontage width is not 100% along the Queensbury Road frontage. In addition, the Committee specifically finds that this deviation is in accordance with the goal, design statements, and intents of the Riverdale Park MUTC development plan.
- Eileen Nivera discussed the hiker-biker path and the point that the plans are different than those in the contract that is to be signed. The Committee also discussed the responsibility for the building of the hiker-biker path, the timeline impacts and the storwater management plan (not approved).

2) Dumm's Pizza

No action taken.

*Discussion:*

- Plans were flagged for MUTC review due to a change of use.

- Interior work to include: grill and menu expanded slightly, connect existing restaurant to new space, handicap access throughout, walk-in beer cooler/5-keg system.
- Drawing of exterior work is forthcoming.
- Chad Williams noted that a parking schedule is needed.
- Mike Arnold suggested that a change of use implies architectural changes subject to MUTC review and there should be a single action taken.
- Georgia Sotiriou will contact Town Administrator Sara Imhulse when the additional documentation is available (parking schedule, drawings of planned enhancements) and a meeting will be scheduled as soon as possible.

### 3) Divine Beauty

Representatives were unable to attend the meeting so this item will be tabled until the next meeting.

### 4) Minutes

The meeting minutes are not completed. They will be presented at the next meeting.

### **Adjournment**

Brian Boettger made a motion to adjourn the meeting. The motion was seconded by Jeffrey Yorke. Vote: 4-0 (favorable)