

La Casa Bronxvile

On Street Dining Proposal

April 2, 2024

On-Street Dining Facility

Permit Term: April 15-November 15

Restaurant Name:

La Casa Bronville

Restaurant Address:

7 Paulfield Road #27

Contact Person, Phone, & Email:

J. Spencer Pingel
917-349-0576
jspencerpingel@gmail.com

Renewal



Curbside - No
Deck



Curbside - With
Deck



Structural - Wood
& Metal



Structural - PVC



Facade Sidewalk Dining
(max. six seats)



Tables = 8

Seats = 24

Additional Free-Standing and
Decorative Elements



Umbrellas [#: _____]



Heaters [#: 8 electric, one over each table]



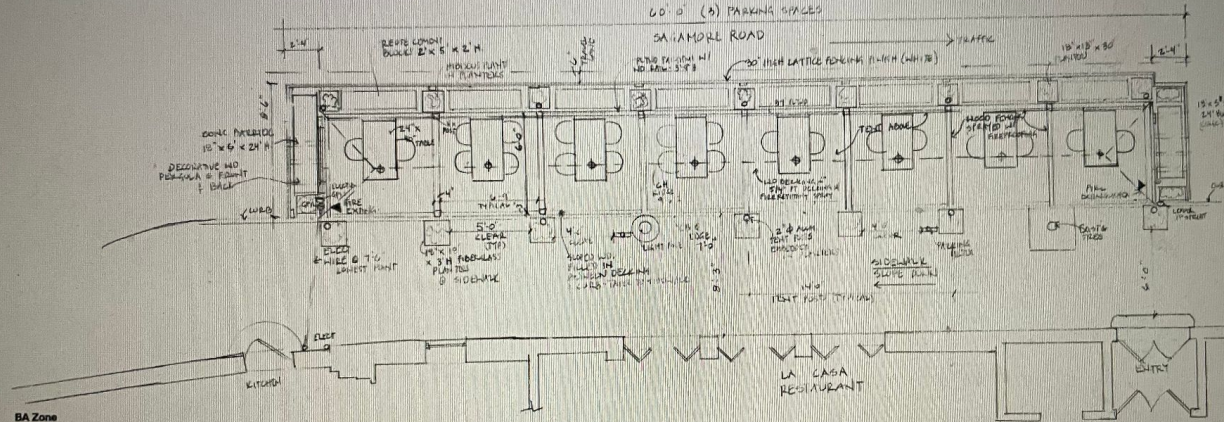
Decorative Planters



Lighting

Please append the following to this application form:

4 TABLES OF 4 : 16
 4 TABLES OF 2 : 8
 24 SEATS



BA Zone

Seating at Exterior below tent: 8 tables, seating for 24 people

Seating at Interior of Restaurant: 99 Seats

Maximum interior capacity allowed interior: 104 seats

NOTE: All finishes, furnishings and decorations are fire resistant at tent area.

NOTE: Tent space in street is over 3 parking spaces.

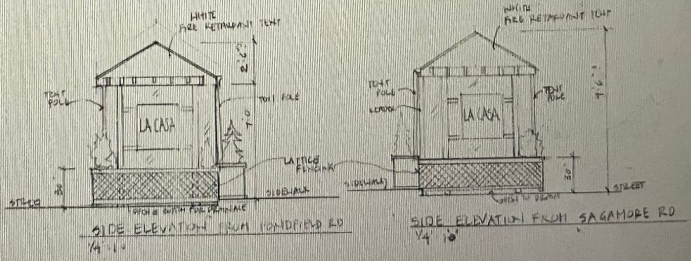
NOTE: No open flame devices allowed including candles, heaters or propane fueled devices.

NOTE: All flooring and floor covering and all tent materials to comply with code and meet Method #2 NFPA701. To be sprayed with FX Lumber Guard fire retardant.

NOTE: All tablecloths to be fire resistant.

NOTE: No cooking or open flamed dishes allowed in tent.

NOTE: All freestanding elements to be weighted at the base



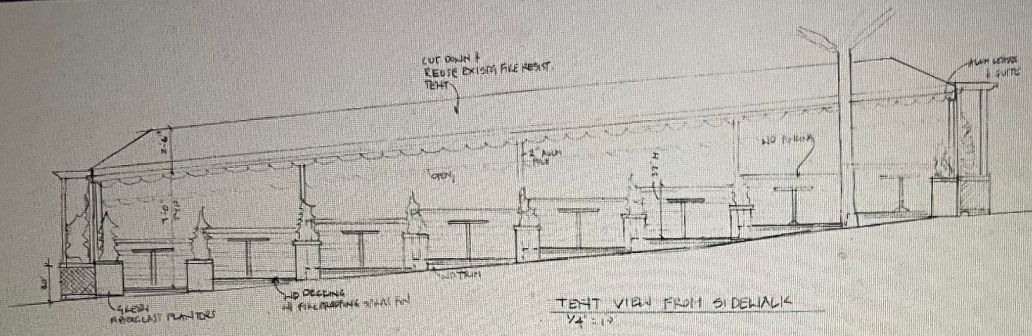
Reduce size of existing tent structure and reuse.

Note: Outdoor dining facility to be completely removable.

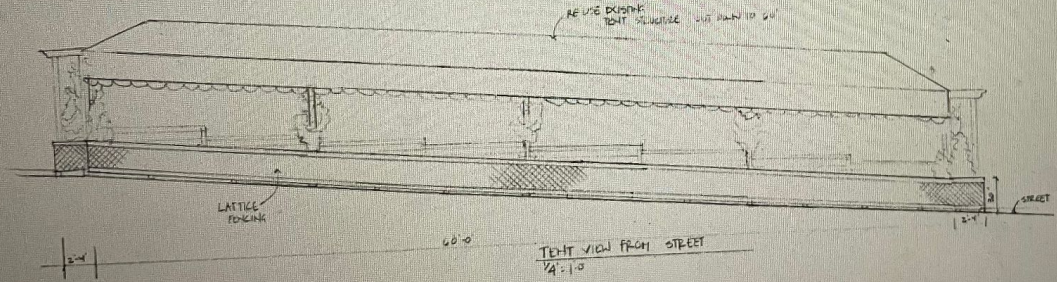
Marrone Architects
 21 Northway
 Bronxville, NY 10708
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Project:
 LA CASA RESTAURANT
 7 HONDFIELD ROAD
 BRONXVILLE, NY

3.10.24
 Drawing#



TENT VIEW FROM SIDEWALK
1/4" = 1'-0"



TENT VIEW FROM STREET
1/4" = 1'-0"

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LA CASA RESTAURANT
7 PONDFIELD ROAD
BRONXVILLE, NY

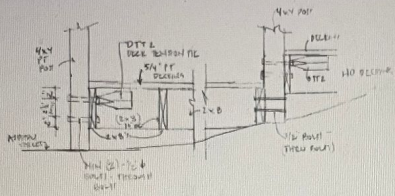
Project:

3-23-27

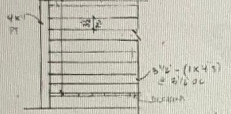
Drawing#

2

USE ALL PESTHOLE
TREATED LWD

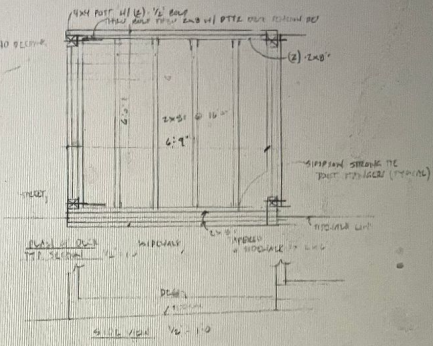


SECTION THRU POST/DECK
1/2" = 1'-0"



RAIL DETAIL L&V
1/2" = 1'-0"

NOTE: IS PLATFORM SECTION
DOCK 4 1/2" x 6" IS 1/2" I L&V FOR RAIL
POST EACH SIDE TO CENTER



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Project
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3-18-24
 Drawing#

3

Executive Summary

- Attractive structure with proven performance / structural integrity
- Safe and appealing dining for customers
- Reduction of 1 parking space (4 down to 3)
- Reduction of seating from 40 to 24
- Rebuilt to be removable for winter storage
- Space entirely within LCB storefront, no blockage of other businesses
- No issues with traffic / congestion
- No issues with parking access
- No bollards, no curb stop (due to space and safety issues)

Attractive Design



Attractive Design

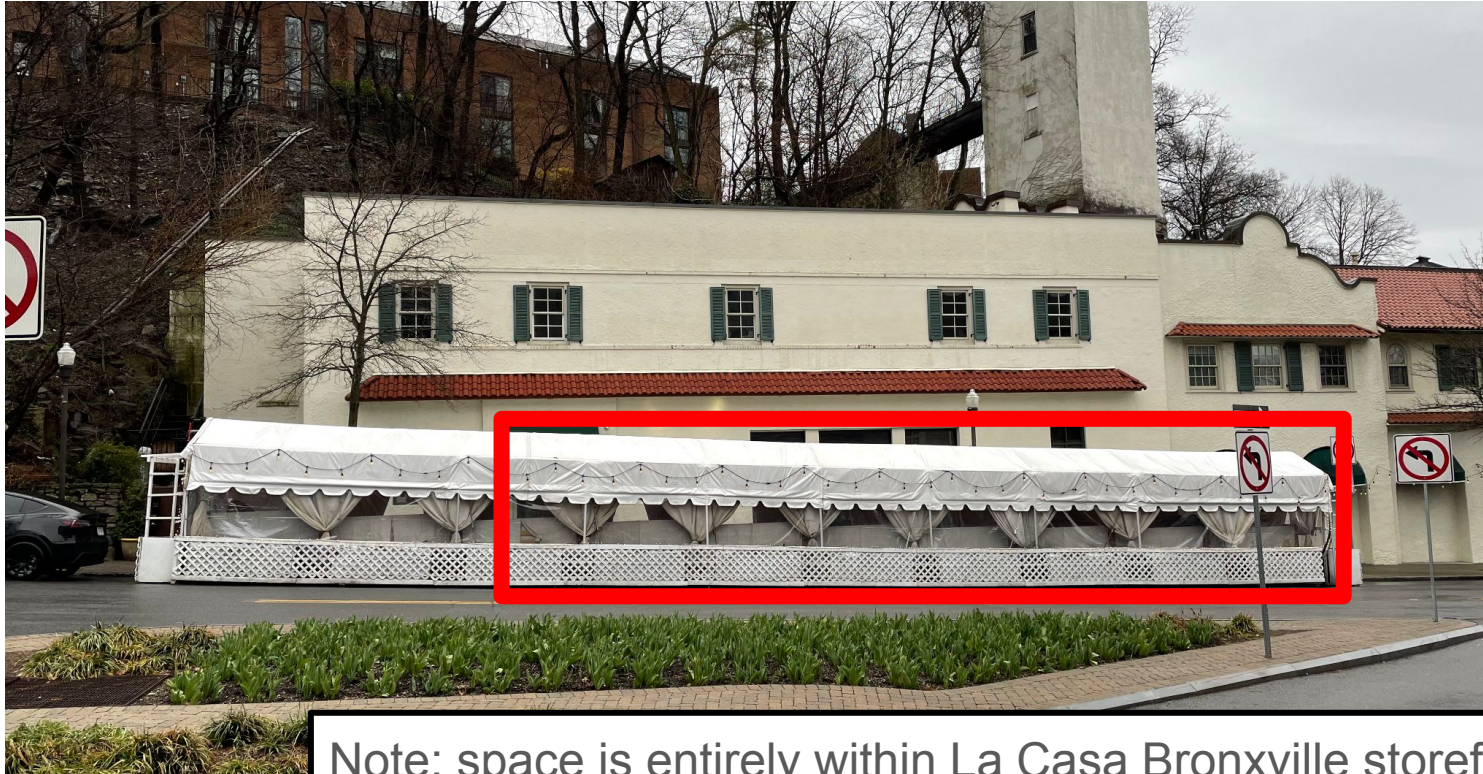


Safe and appealing dining for customers

Will be rebuilt to fit reduced size and to be removable for winter



Reduction of 1 Parking Space (4 to 3; 80' to 60')



Note: space is entirely within La Casa Bronxville storefront

Fixed Bollards Shrink Width of Space by 2'

Current



With Bollards

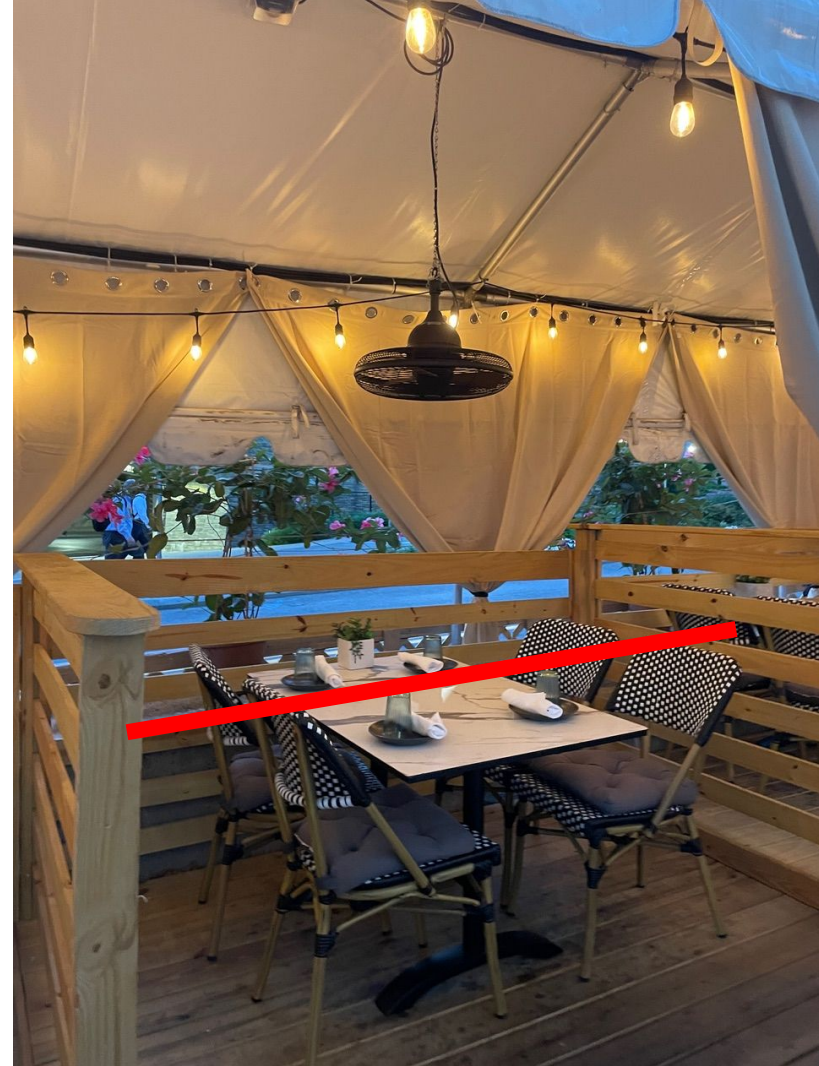


Inclusion of Bollards Makes Space Unusable

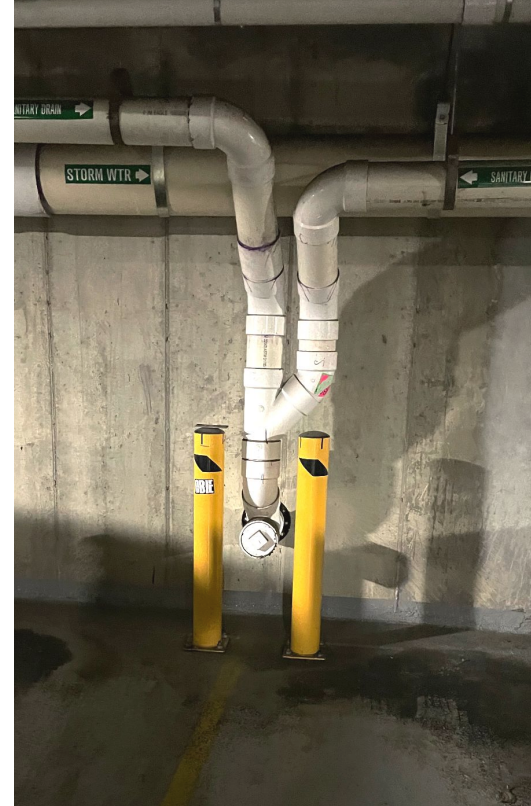
Reduces width of space from 8' to 6'

Weighted planters still required to anchor structure. “Usable space” reduced from 6' to 4'

4' not sufficient to provide safe dining access, does not meet mandated space requirements.



Fixed Bollard Use in Bronxville - Nowhere on active streets



On Street Posts Always Flexible Plastic



What happens when a car or truck hits one of these?

What debris / projectiles are created?

Where do they fly? Who do they hit?



Curb Stop Tripping Hazard

The required curb stop would be placed exactly where many customers (and other pedestrians) cross Sagamore road.

It is an entirely unexpected placement that has very high risk of causing tripping.



Conclusion

- Proposal meets desire to reduce space and make seasonal
- Attractive structure with proven performance / structural integrity
- Highly appealing to residents / diners
- Recommendation to remove Bollard and Curb Stop requirements. They might make sense in specific circumstances but needs to be reviewed case by case. For La Casa Bronxville they would create significant safety issues.
- Generates revenue for the village
- Contributes to positive “village vibe”