

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]



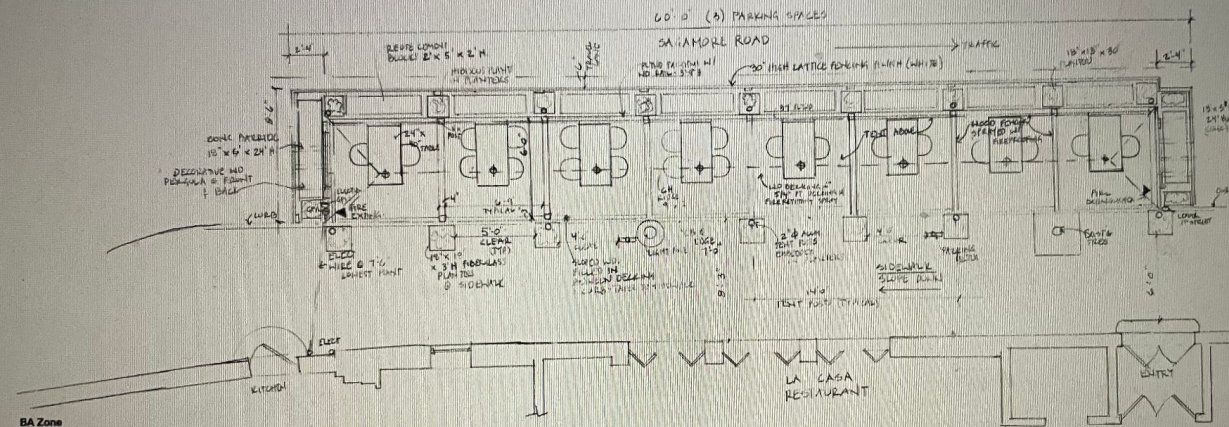
Decorative Planters



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.

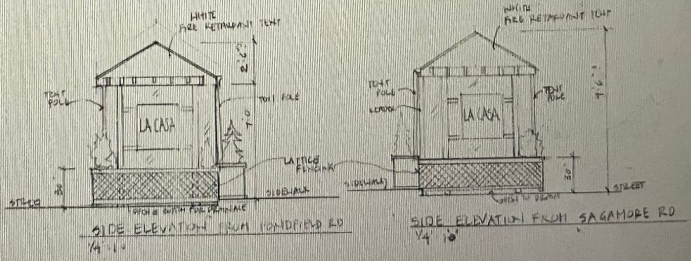
NOTE: No open flame devices allowed including candles, heaters or propane fueled devices.

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



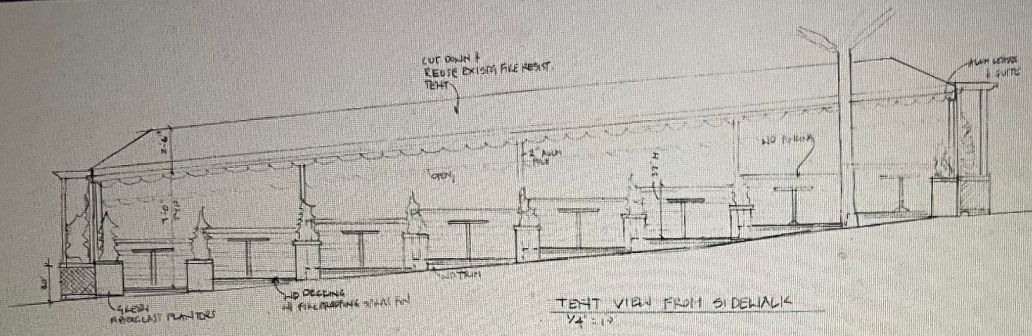
Marrone Architects
 21 Northway
 Bronxville, NY 10708
 (914) 778-8888
 mjm@aia5@aol.com

Project:
 LA CASA RESTAURANT
 7 HONDFIELD ROAD
 BRONXVILLE, NY

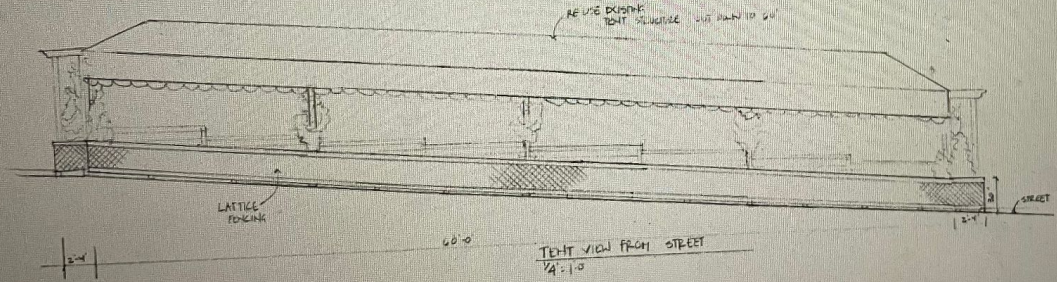
3.10.24
 Drawing#

Reduce size of existing tent structure and reuse.

Note: Outdoor dining facility to be completely removable.



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



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

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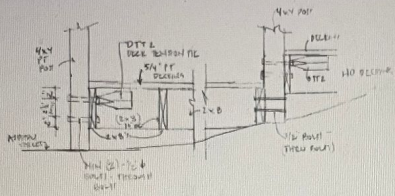
Project:

3-23-27

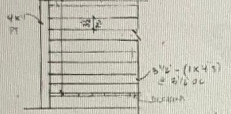
Drawing#

2

USE ALL PESTHOLE
TREATED LWD

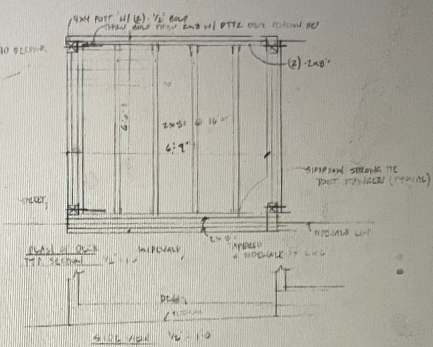


SECTION THRU POST/DECK



RAIL DETAIL L&V

NOTE: 8 PLATFORM SECTION
DOCK 4 1/2\"/>



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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

Updates From Review with Chief Satriale and James Palmer

On-site meeting held on March 8 to review plans with focus on safety. Agreements were as follows:

- Structure to be moved up the hill by 10 feet to expand commercial loading zone
- Structure will be moved 10 inches towards the sidewalk to increase the width of the driving lane
- We will maintain cement block at base of structure for protection, will be decorated so as to be attractive as current. We will not use curb stop due to tripping hazard.
- Barrer on street side will be planters with cement blocks. It is understood we are responsible for removing these at end of season, not DPW.

Attractive Design



Attractive Design



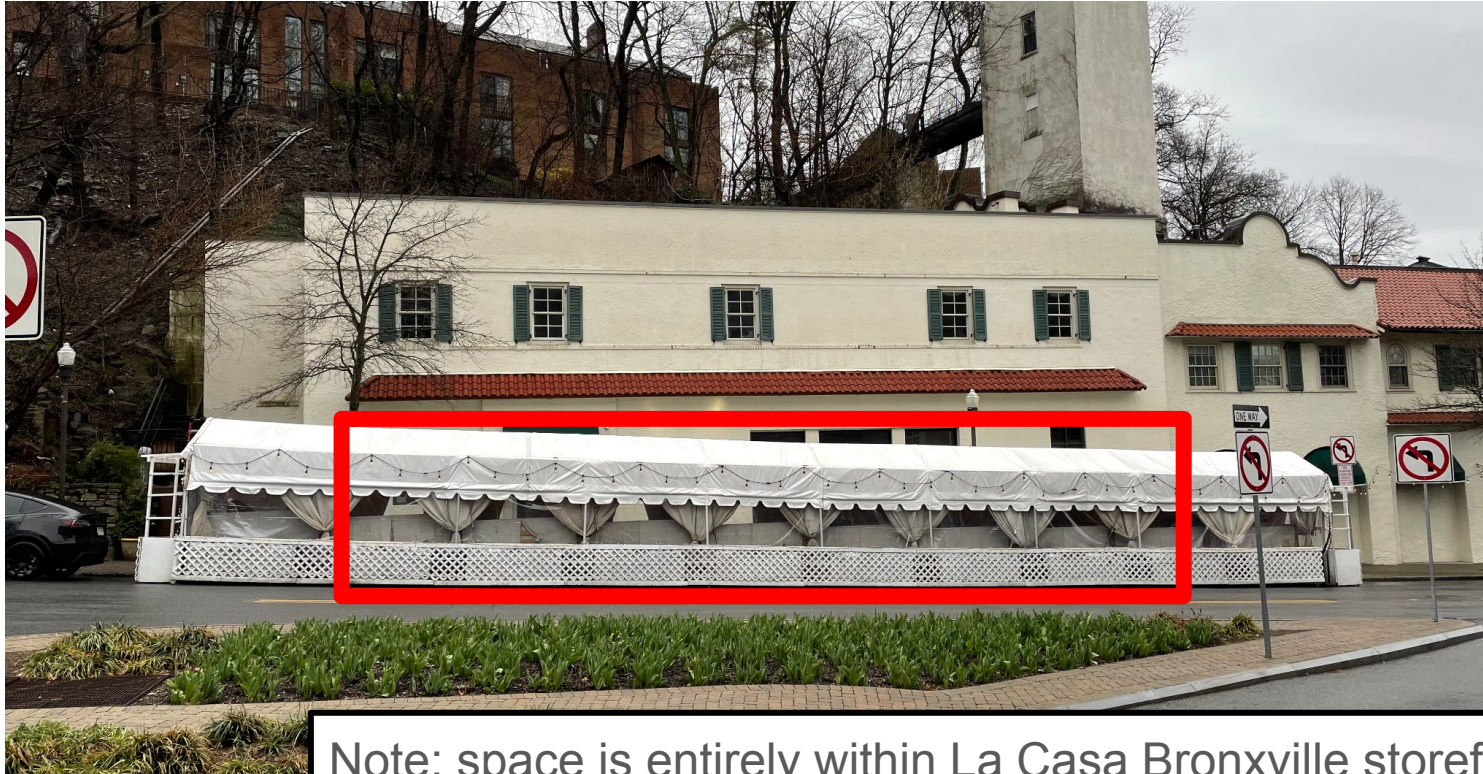
Attractive Design

Safe and appealing dining for customers
(addresses issues with slope of the hill)

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



Reduction of 1 Parking Space (4 to 3; 84' to 63')

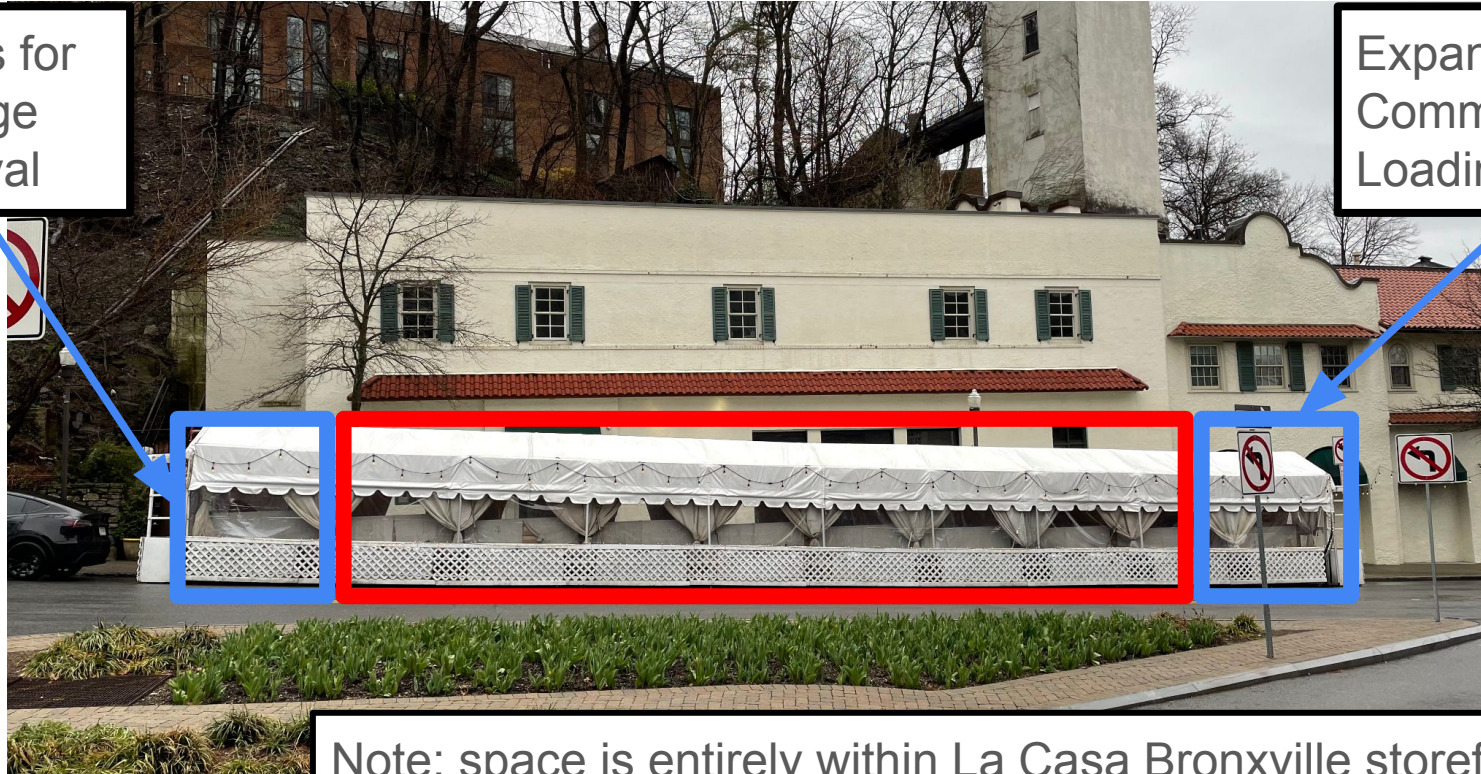


Note: space is entirely within La Casa Bronxville storefront

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

Access for
Garbage
Removal

Expansion of
Commercial
Loading Zone



Note: space is entirely within La Casa Bronxville storefront

Conclusion

- Proposal meets desire to reduce space and make seasonal
- Attractive structure with proven performance / structural integrity
- Agreed modifications to plan address safety concerns
- Highly appealing to residents / diners
- Generates revenue for the village
- Contributes to positive “village vibe”