



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

630 9th Avenue, Suite 208
New York, NY 10036

LESLIE BOGHOSIAN MURPHY
Chair

tel: 212-736-4536
www.nyc.gov/mcb4

STACIE JOHNSON
District Manager

August 19, 2026

Danielle Zuckerman
Manhattan Borough Commissioner
NYC Department of Transportation
59 Maiden Lane, 37th Fl.
New York, NY 10038

Re: Chelsea Market Street Seat

Dear Commissioner Zuckerman,

Manhattan Community Board 4 (MCB4) thanks the Department of Transportation (DOT) for their presentation of a street seat adjacent to Chelsea Market on the north side of West 15th Street between 9th and 10th Avenues. By a vote of 40 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible at its July 22nd Full Board meeting, MCB4 supports this installation.

A street seat consists of tables, chairs and greenery installed on the roadway on a parking space for strictly public use. No commercial transactions are permitted. An establishment or entity funds their installation and maintains them. There is no fee to rent the space. Once marked, it is permanent. Before COVID there were a number of street seats installed in Community District 4, up to eight at a point in time. There are still two of them on West 35th and West 36th Streets close to 10th Avenue.

Chelsea Market had a large street seat installation (approximately 500 ft) during COVID and until recently. They are applying to replace it and make it compliant with new regulations. The size and occupancy will be similar to the pre-existing installation. Chelsea Market buys the furniture, maintains the space, stacks up the furniture at night and its ushers ensure that there is no obstruction on the sidewalk.

MCB4 recommends that the Chelsea Market branding on the planters be reduced in size and toned down. Markings that specify “public space” would be most useful instead.

This street seat has been very successful in the past on a corridor that links the Hudson River Park to the subway. We support the new installation.

Sincerely,



Leslie Boghosian-Murphy
Chair
Manhattan
Community Board 4



Christine Berthet
Co-Chair
Transportation Planning
Committee



Jesse Greenwald
Co-Chair
Transportation Planning
Committee