



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

August 1, 2014

Borough Commissioner Margaret Forgione
Department of Transportation
59 Maiden Lane, 35th Floor
New York, NY 10038

Re: Hotel loading zone request - Chelsea Star Hotel 300 West 30th Street

Dear Commissioner Forgione:

Manhattan Community Board 4 (CB4) denies the request of the Chelsea Star Hotel for a 28 foot "Hotel Loading Zone" in front of their hotel entrance.

Hotels with less than 100 rooms require Community Board review and comment as part of DOT's process for reviewing their hotel loading zone request. The Chelsea Star Hotel has 44 rooms. The Community Board denies the request for two major reasons:

- **Pedestrian Space:** There is limited pedestrian sidewalk space on West 30th Street to the east of the hotel entrance to near the corner (less than 8'), in large part because of an existing enclosed sidewalk enclosure that is part of the hotel. Having hotel guests load and unload in the area immediately adjacent to the sidewalk enclosure also limits pedestrian view of hotel guests leaving the hotel entrance with luggage, creating an unsafe pedestrian environment. It should be noted that West 30th Street is a primarily residential street.
- **Scofflaw behavior by Hotel owner:** The hotel has been completing renovations on the sidewalk extensions despite a stop work order from the building department, initially issued in June and then again on July 15th. We also note that the hotel has received violations from the Building Department for disobeying the stop order. We also note that since that time, despite the Stop Work Order (still posted at the site as of July 21st), the siding of the sidewalk enclosure area has been changed from wood to glass.

Manhattan Community Board 4 has frequently made efforts to work with small hotel owners to approve hotel loading zones consistent with enabling sufficient sidewalk capacity and an ambiance appropriate for their location and consistent with surrounding uses. However, in this instance we find that an hotel loading zone with the immediately adjacent sidewalk enclosure is not appropriate or safe for pedestrians. We note that the remainder of the block going west to 9th Avenue is entirely residential. We therefore request that the Department of Transportation deny the applicant's request for hotel loading.

Sincerely,

Christine Berthet
Chair

Jay Marcus
Co-Chair, Transportation
Planning Committee

Ernest Modarelli
Co-Chair, Transportation
Planning Committee