

201 NEWS

FALL
2025

THE NEWSLETTER OF 201 WEST 16TH STREET

Welcome

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Budget

October and November are budget time in NYC for coops and condominiums – including ours. We are optimistic that any required increases will be minimal. One of our larger expenses is always the insurance package for the building. We have very good coverage – we are the envy of many other buildings in the city – but each year we have no idea how much costs for insurance will increase. We find out in mid-December.

Lockers

Our superintendent Catalin reports that we have several lockers available for rent. If your closets are overflowing, stop by or email him for details.

Dryer Replacement

Stacked dryer number 9 has been deemed unrepairable by our service technicians. No memorial service is planned. We have ordered a replacement stack that should be installed before Thanksgiving.

Kitchen Waste Composting

Thank you once again for your patience as we carefully rolled out the kitchen waste composting procedure that is now required by New York City. Our system at 201 is now fully operational, though we may add additional guideline signage.

Several of our residents take their food scraps to the basement container each day, which is an option and is much appreciated. Participation by some others in the building has been disappointing. Some residents are using the biodegradable bags provided by the building for non-compost trash and putting it down the trash chute. This is not compliant. These special bags are not for use with regular trash. Others are using the biodegradable bags to hold food waste, but instead of leaving it on the floor in the special area for compost they are dropping it down the trash chute. This too is non-compliant and completely defeats the purpose of the compost program. Finally, some others are combining food waste with other household garbage and recyclables in their own bags and putting it all down the chute. This, of course, is the most non-compliant.

Please participate. We understand that this new procedure means added attention and time on everyone's part, but the result here can be fewer rodents and less trash in the waste stream. It takes a building.

Perhaps Some New Neighbors

The retail space directly across 7th Avenue from 201 has been vacant since the bankruptcy of Barneys. If recent press is correct, it now has a new owner. The four floors of vacant retail space have been bought by the Northwind Group, which plans to develop the upper floors into 44 rental apartments under a special NYC program that encourages the conversion of commercial, office and light manufacturing spaces. Fully 25% of the new apartments must be affordable under specific standards set by the city. In exchange for significant tax breaks, the affordable units must remain rent stabilized.

The grand, handsome, ground floor space will reportedly remain retail, with the retailer TBD. Having apartments and a new retail tenant there will hopefully make the area around the building livelier and more welcoming.

Sidewalk Replacement

Our sidewalk replacement program must once again be delayed a bit due to MTA work on the escape hatch on our corner. Though their sidewalk work is not visible, demolition and cutting of legacy handrails, lighting and stairs below the ground have begun.

Construction Timelines

A recent news announcement makes some of the construction timeline challenges at 201 seem minor. According to the review in the NY Times, the new Grand Egyptian Museum in Egypt that opened this week was originally announced in 1992 with a schedule to be completed within a few years. Construction did not begin until 2005. The official opening was November 1, 2025. The pyramids probably went up faster.