

# 201 NEWS

SPRING  
2026

THE NEWSLETTER OF 201 WEST 16TH STREET

## Welcome

### 1A – Ashley Riehl & Natalia Pieratos

Ashley is user-interface designer with Expedia.

**5E – Kristin Zero** is a stylist and wardrobe and costume designer across a wide range of media.

## Fewer Sponsor Apartments

Recently, sponsor-owned apartment 15D was renovated and sold on the open market. Time Equities, the sponsor who in 1985 converted 201 from a rental building to cooperative ownership, now owns only five apartments: four rent regulated apartments and one they rent at market rate. For the apartments they own, they make their maintenance and electric payments on time and generally allow us to operate the building without any difficulties.

## MTA Escape Hatch

The MTA work on the emergency escape hatch at our corner has now been completed. After many months of fencing, equipment, and a sidewalk that required occasional creativity to navigate, the construction crews have packed up and departed. The corner has been restored and the sidewalk reopened, meaning we once again have the luxury of walking past our building without detouring around barricades and machinery. It is a welcome return to normalcy. If there is no MTA follow-on project on the site, we will try to get our new sidewalk installed on the 7th Avenue and 16th Street sides in the near future.

## Lockers

There are several storage lockers in the basement currently available. Please see our super Catalin if you are interested in renting a locker.

## Annual Meeting

Spring every year brings us to the Shareholders Annual Meeting. This year the meeting will be held on **Monday, June 8 at 6:00pm**. As we have done in recent years, the meeting will be conducted entirely via Zoom. FSR will handle the validation of the shareholders who log in and also validate any proxies that they may hold.

## SNOW

It has been a long time since we have had a winter with so much snow. Our staff did a marvelous job keeping our walks as clear as possible. We were very often the first on the block with shoveled walks. With our new retail leases, we have doubled the amount of sidewalk we are required to keep clear. Our old lease required the retail tenant to shovel the snow, and they did a good job. But the city has now declared that snow removal is the responsibility of the building owner.

Some residents have asked about the potential for us to acquire a snow blower. It is a terrific question – but one that raises many challenging issues for our building. First issues are where we could store a snow blower and who would maintain it. Space is limited and our staff cannot be positioned to maintain a snow blower. We would also need to make sure that gas and oil to run a snow blower are managed and stored safely. Gasoline is not under any circumstances allowed to be stored in a NYC building. If found, the city might require the building to be evacuated. Finally, our insurance policy with Fireman's Fund prohibits storage of gasoline and non-compliance would result in cancellation of our policy.

We could consider a fuel storage facility, but the costs would be prohibitive. Fortunately, this was not a typical year with two major storms and many other smaller events. For our future needs with hopefully milder winters, shoveling is likely the most efficient way to handle this.

## Exterminator Visits

Our building exterminator continues to visit twice each month, a schedule that reflects both prudence and the reality that New York City is home to more species of pests than most field guides care to catalog. Residents who would prefer not to share their apartments with these unwelcome neighbors are encouraged to sign up at the front desk or send our superintendent an email. The process is simple, effective, and far less dramatic than attempting amateur pest control. And best of all there is no out-of-pocket cost to you. The exterminator handles our building on a fixed price contract.

## Stair Lighting

Under Act 97 – the Climate Mobilization Act – we were required to install new bi-level lighting in the stair towers. We waited until the last possible moment to finish and file completion certifications for this work while avoiding any penalties. The savings to our building will be minimal, especially when you factor in the costs to purchase and install the lights along with all the paperwork. But the fines could potentially have been substantial, and if thousands of other buildings in the state install similar lighting, the cost savings overall and the lighter carbon footprint will be considerable. Corridor lighting is next on the list.