

201 NEWS

LATE SPRING
2026

THE NEWSLETTER OF 201 WEST 16TH STREET

Annual Meeting of Shareholders

Don't forget the annual meeting of shareholders on **Monday, June 8**, via Zoom. The link for the Zoom call and the formal invitation will follow this newsletter in a few days.

UOG Reminder

Recently, many residents have submitted the necessary forms for approval of unaccompanied overnight guests late. As a reminder, requests to have unaccompanied guests in your home must be submitted **at least 72 hours before your guests are scheduled to arrive**. Same-day or next-day review and approval of these requests is not possible. For the safety of all residents and your own property, guests who arrive before the Unaccompanied Guest Form can be reviewed and approved will be denied entry into our building. They will not be allowed to enter until the Board can complete the necessary review and approval. This requirement is a condition in our building's proprietary lease.

Dogwalkers, housekeepers and other service providers who are not present overnight do not require prior approval. This regulation is for overnight guests when the shareholder will not be physically present.

Sidewalk flowers

Once again, our super Catalin has created a beautiful show of flowers in our tree pits this spring. He chose some lovely options this year, making the area in front of our building a happy spot on our block.

Curbs and Sidewalks

Our curb and sidewalk planning and contracting has moved along since the removal of the construction barricades by the MTA. We were about this far along last year when the MTA decided to rehabilitate the IRT emergency exit on our corner. We are hoping for a better outcome this year. Key to this project is the phasing required to keep our retail stores in business and our front door and service entrances accessible. The effort to plan for modifications to allow and protect pedestrian traffic areas will take some time. Our goal is a three-month project including demolition of the existing sidewalk.

Another key objective is to protect our trees from damage. There are no guarantees, but we are working closely with our contractor and engineer to take any steps possible to protect root systems and keep the trees healthy.

Wage Increases

Luckily (or strategically), we avoided a strike by residential union employees represented by Local 32BJ of the Service International Union. No matter how well you try to plan, the first weeks of a strike are chaos. The last strike by this union was in 1991 and lasted almost two weeks. In those days, our elevators had not yet been modernized. In addition to having to scour the building to find volunteers to pick up trash, we also had to fill three shifts of elevator operation. Training residents to operate the manual cage-door elevators was, to say the least, comedic. The up and down part was relatively easy to master. Aligning the elevator to be level with each floor was often a spectacle. The phrase "I'll take the stairs" was heard often.

Of course, new labor agreements usually come with a cost increase. The most recent negotiation resulted in an approximate 3.8% annual raise along with some improvements in health insurance and retirement benefits. The union local is currently planning a membership vote to approve the new terms. The Realty Advisory Board (RAB) represents us on all things union, including contract renegotiations that happen every 3-4 years.

Converting the Former Barney's Store to Residential

We were encouraged to hear last year that developers are planning to convert the former Barney's space to residential condos. (Though we will forever miss having Barney's as a very stylish neighbor.) Unfortunately, since the announcement there has been very little noticeable activity at either 101 or 115 7th Avenue. Every once in a while there seem to be some engineer-type folks standing and staring at one of the buildings. The conversion on the 17th Street end has been pending the longest, but the conversion at 16th Street is also stagnating even though the media reporting indicates that this project is well funded. A check on the NYC Department of Buildings website shows that neither project has yet been issued any permits. To get the maximum tax breaks allowed by the city, all building permits must be issued by June 30. While they don't lose all their benefits if they miss that date, they might lose some significant tax breaks. Hopefully this will inspire some action in the coming weeks.

Guard Against Glass Down the Trash Chute

Please remember that all glass is recycled by placing it on the blue rectangle on the floor near the trash chute. The recyclables are collected two or three times daily, depending on workload. Recently, some residents have been tossing glass bottles down the chute. In addition to potentially causing fines for our building for not complying with recycling rules, tossing any glass down the chute is very dangerous for our employees who bag the refuse. The glass often shatters as it travels down the chute and the shards can cause serious injury. Please be safe, recycle ALL glass.

A reminder that we now recycle almost everything that is recyclable. This includes food waste and other organic matter including flowers that have passed their prime. Place all organic matter in the recycling bags that are available by each trash chute. Place the filled bags in the designated rust-colored compost area on each stair landing under the trash chute.

New Board Member and a Board Retirement

We are pleased to announce that long-time resident and former member of the Board of Directors of 201 Julie Crockett has re-joined the Board. Julie, serendipitously, recently retired as a partner in a large multinational accounting firm, meaning she will be somewhat less frequently on airplanes. We look forward to having her valuable thoughts on the operations of our building.

Julie is filling the vacancy recently created by Barbara Brazong's retirement from the Board. Barbara is one of the very few residents in the building who was here before the cooperative's inception in 1985. Members of Barbara's extended family have been residents in the building since 1942.

As many of you may already know, Barbara has had a number of small health setbacks in the past couple of months. Her family and medical care team, together with many of her friends and neighbors, have arranged for Barbara to have the attentive care she needs at a long-term care facility on the Upper East Side. (A true Chelsea fan, the UES will be a new experience for her, but as a New Yorker we are sure she will thrive there and give them hell whenever necessary.) Barbara has supported our building and been a caring neighbor in so many ways during her tenure at 201. We thank her for her many years of concern and love for our building.