

201 NEWS

SUMMER
2026

THE NEWSLETTER OF 201 WEST 16TH STREET

100 Years Approaches

In just over three years, our building turns 100 years old. Both 161 and 201, according to *The New York Times*, have been gate keepers for "Chelsea Corners," the large residential development plan envisioned (but never fully completed) by the Mandel real estate family and their architecture firm Farrar and Watmaugh. Interesting to note that this anniversary is a "centennial" in the US and a "centenary" in the UK. Obsidian stone is the traditional material used to commemorate a centennial event. If you need a rabbit hole diversion, look up the history of obsidian stone. Fascinating.

Gay Pride

Once again, 16th Street hosted the end of NYC's Gay Pride Parade. The New York Times reported that 750,000 people participated in the parade – we assume that they included observers in that number. We are pleased to report that the event and its aftermath went off with zero damage to our building or plantings. Thank you to all who participated and observed for responsible behavior before, during and after.

Natural Gas Detectors

We have now installed natural gas detectors in about 50% of all apartments in our building. We have been able to move this project ahead quickly thanks to the great work of our building team and the cooperation of all shareholders. The installations should be completed by the end of the summer.

Annual Meeting

The 41st annual meeting of shareholders was sparsely attended. To officially conduct the meeting, 50% of all shares must be represented by attendance or by proxy. This year only 42% of shares were represented.

Those who joined heard our cooperative's attorney briefly review new timelines covering the consideration of purchase applications by NYC. Michael Antonelli from our long-time accounting firm Rosa and Associates provided an overview of our very strong financial position. There were seven candidates for the seven seats on the board. With no quorum, the current directors remain in their positions.

The Board of Directors for the 26/27 year are:

Ed Lewis, *President*

Richard Quest, *Co-Treasurer*

Chris Ryan, *Co-Treasurer*

Drew Warren, *Vice President*

Fred Rossetter, *Vice President*

Julie Crockett, *Vice President*

Seth Costen, *Time Equities Representative*

Where's the New Sidewalk?

Our plans for a new sidewalk reviewed in these pages in the early spring quickly became a thing of the future. NYC has advised us that they will be replacing part of the water and gas mains in 16th Street. We thought we might be able to complete at least the 16th Street portion of our sidewalk replacement project while they continued work on 15th Street. No luck. The city has stopped issuing permits for sidewalks around us so that they will have unrestricted access. As a result, our project is on hold until the work on 16th Street is completed. The work on our street will be similar to the work underway on 15th Street.

You might also have seen that one of our trees sadly did not survive the winter. We talked to representatives of the company working on the gas and water lines and they noted that it might be wiser to wait until the street excavation is complete before replacing it.

Roof Deck Rules

There is absolutely no smoking allowed on the roof deck, but evidence and complaints about smoking continue. We have security camera in place and, if this continues, we will need to step up enforcement of this rule. Please also note that **you should not drag the furniture to a different location on the roof.** Please pick up and move any furniture you wish to move. The residents just under the roof deck can hear this noise and it is very disruptive and impolite.

New Roof Deck Cushions

Thanks again to our friend and neighbor Steve Winn for handling the replacement of cushions for the lounge chairs and regular chairs on the roof deck. The old cushions were quite weathered. The new cushions significantly enhance the look of our impressive deck. Thank you again, Steve.

Bicycles

If you are using your bicycle regularly and storing it in the basement, this note is not for you. If you are not using your bike and don't plan to, but you are leaving it stored in the basement, please consider authorizing us to give it away. Our collection of forgotten bicycles, some covered in years' worth of dust, continues to expand. Please let Catalin know if you would like us to donate your bike to charity.

Garbage Chute Glass

In the early spring issue of 201 News, we reminded residents **to not toss glass of any kind down the trash chute**. Unfortunately, this dangerous practice continues. Residents who toss glass down the chute endanger the health and safety of our staff. **ALL glass is recyclable**. Place all glass on the blue recycling rectangle by the garbage chute. Please also provide this guidance to any cleaning persons or guests who might dispose of trash from your residence.

A reminder also that we (and millions of NYers) are trying to remove food and other organic material from the trash waste stream and instead compost it. The cooperative supplies biodegradable bags for this purpose. All you need to do is fill the bag with your food waste, tie it closed (securely) and place it on the rust covered rectangle on the floor near the garbage chute. We are pleased to report that we have more than doubled our volume of organic waste being composted since the program was first implemented. But a large volume of organic matter is still going down the chute.

Apartment Maintenance

Residents occasionally ask us to confirm what maintenance/repair needs are covered by our cooperative and provided free of charge. Much of this information is available in the proprietary lease, but here is a quick reminder:

Pest Control: This service is available free twice each month and can be made available more frequently for pests who don't take the hint.

Toilet Flushometer: adjustment or replacement of the original toilet mechanisms.

Windows: gaskets, locks, and glass (except in cases of negligence or misuse by the shareholder).

Smoke and gas detectors: The cooperative installs the detectors and replaces them when necessary. Residents are responsible for replacing batteries.