



Alexandrea Ravenelle &lt;aravenelle@gmail.com&gt;

**FW: 333 East 14th St. Unit 6A/N**

1 message

**Shari Laskowitz** <slaskowitz@tarterkrinsky.com>  
To: Alexandrea Ravenelle <aravenelle@gmail.com>

Wed, Jun 18, 2025 at 11:34 PM

Alexandrea: Their answer is below – I don't like it and I think that we should (a) get our own engineer to give us their proposal for remediating the odors and (b) start a case against the building to compel them to fix the problem. Ideally, I'd have liked to get HPD or EPA in to measure the odor levels, but since 6B is gone and nobody is cooking in there, there's nothing to measure. We will eventually need an engineer to opine on this – particularly if we wind up going to trial with the co-op.

Please let me know if you experience any odors – I will be out of the office through the weekend but reachable by email, so please let me know.

**Shari Laskowitz | Partner**

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Tarter Krinsky &amp; Drogin LLP

[1350 Broadway](#) | [New York](#) | [NY](#) | [10018](#)[www.tarterkrinsky.com](http://www.tarterkrinsky.com) | [LinkedIn](#)*Crain's 2024 best places to work in NYC***From:** Stuart Berg <[SBerg@kelaw.com](mailto:SBerg@kelaw.com)>**Sent:** Wednesday, June 18, 2025 5:19 PM**To:** Shari Laskowitz <[slaskowitz@tarterkrinsky.com](mailto:slaskowitz@tarterkrinsky.com)>**Cc:** Paul Brensilber <[pbrensilber@jordancooper.com](mailto:pbrensilber@jordancooper.com)>; Jared Kalt <[JKalt@jordancooper.com](mailto:JKalt@jordancooper.com)>; Daniel Daskal <[DDaskal@jordancooper.com](mailto:DDaskal@jordancooper.com)>**Subject:** [EXT] RE: 333 East 14th St. Unit 6A/N

No, what I am saying is tell me in concept that the proposal is acceptable and if so, the engineer will prepare plans which can be attached to a written agreement. However, if the concept is not acceptable, then why make the Co-op spend the money to have plans prepared if regardless what the plans state, the concept is not acceptable. There is a material difference

Stuart Berg  
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sberg@kelaw.com

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**From:** Shari Laskowitz <slaskowitz@tarterkrinsky.com>  
**Sent:** Wednesday, June 18, 2025 5:14 PM  
**To:** Stuart Berg <SBerg@kelaw.com>  
**Cc:** Paul Brensilber <pbrensilber@jordancooper.com>; Jared Kalt <JKalt@jordancooper.com>; Daniel Daskal <DDaskal@jordancooper.com>  
**Subject:** RE: 333 East 14th St. Unit 6A/N

You're asking my clients to agree to something that hasn't been established yet. We need to know what is going to be done so we can have an engineer look at it and get their opinion (and maybe suggestions) – otherwise, my clients are going in blind and I can't have them agree to anything.



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**From:** Stuart Berg <SBerg@kelaw.com>  
**Sent:** Wednesday, June 18, 2025 5:11 PM  
**To:** Shari Laskowitz <slaskowitz@tarterkrinsky.com>  
**Cc:** Paul Brensilber <pbrensilber@jordancooper.com>; Jared Kalt <JKalt@jordancooper.com>; Daniel Daskal <DDaskal@jordancooper.com>  
**Subject:** [EXT] RE: 333 East 14th St. Unit 6A/N

Not yet but before the Co-op incurs the expense of having such plans prepared, please advice if the proposal is acceptable in concept.

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**From:** Shari Laskowitz <slaskowitz@tarterkrinsky.com>  
**Sent:** Wednesday, June 18, 2025 4:56 PM  
**To:** Stuart Berg <SBerg@kelaw.com>  
**Cc:** Paul Brensilber <pbrensilber@jordancooper.com>; Jared Kalt <JKalt@jordancooper.com>; Daniel Daskal <DDaskal@jordancooper.com>  
**Subject:** RE: 333 East 14th St. Unit 6A/N

Stuart: Does the building's engineer have an plans for the installation? If so, can you please share it with me?

Thanks.



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**From:** Stuart Berg <[SBerg@kelaw.com](mailto:SBerg@kelaw.com)>  
**Sent:** Wednesday, June 18, 2025 9:26 AM  
**To:** Shari Laskowitz <[slaskowitz@tarterkrinsky.com](mailto:slaskowitz@tarterkrinsky.com)>  
**Cc:** Paul Brensilber <[pbrensilber@jordancooper.com](mailto:pbrensilber@jordancooper.com)>; Jared Kalt <[JKalt@jordancooper.com](mailto:JKalt@jordancooper.com)>; Daniel Daskal <[DDaskal@jordancooper.com](mailto:DDaskal@jordancooper.com)>  
**Subject:** [EXT] RE: 333 East 14th St. Unit 6A/N

As a follow-up to our call yesterday, the purchaser of Unit 6B has agreed that upon the Co-op's installation of new louver and a mechanically exhausted kitchen system as recommended in the engineer's report and the sealing of the common wall between apartments 6B and 6A/N, the Co-op Crop is relieved of further obligations to perform additional work in connection with the odors that are the subject of your client's complaints.

Please get back to me if the same is acceptable to your client since there is lead time in performing the work such as obtaining permits, to the extent required, retaining a contractor and obtaining materials/parts.

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**From:** Stuart Berg  
**Sent:** Monday, June 16, 2025 9:59 AM  
**To:** Shari Laskowitz <[slaskowitz@tarterkrinsky.com](mailto:slaskowitz@tarterkrinsky.com)>  
**Cc:** Paul Brensilber <[pbrensilber@jordancooper.com](mailto:pbrensilber@jordancooper.com)>; Jared Kalt <[JKalt@jordancooper.com](mailto:JKalt@jordancooper.com)>; Daniel Daskal <[DDaskal@jordancooper.com](mailto:DDaskal@jordancooper.com)>  
**Subject:** RE: 333 East 14th St. Unit 6A/N

I am in receipt of your attached letter from Friday afternoon and will forward the same to the managing agent for distribution to the Board and its professional

consultants (engineers and architects). I am available to discuss on Tuesday or Wednesday. Let me know your availability.

I am also writing without prejudice to the rights of the Co-op Corp. and with a full reservation of rights. Furthermore, this email is for settlement purposes only. The Co-op Corp. is willing at its sole cost (estimated to be approximately \$20,000) to perform the installation of new louver and a mechanically exhausted kitchen system as recommended in the engineer's report subject to obtaining access to unit 6B to perform such work and to seal the common wall between apartments 6B and 6A/N provided that upon performance of such work in accordance with the engineer's specifications, the Co-op Crop is relieved of further obligations to perform additional work in connection with the odors that are the subject of your client's complaints. The Co-op Corp's professionals have spent considerable time at the expense of the Co-op Corp. in investigating the issue and although it believes the recommended work is a reasonable solution, they have not ruled out that the underlying causation could relate to the renovation of 6A/N and/or the renovation of unit 6B. Likewise, although you client has made numerous complaints concerning the odors, it has not offered any professional reports attempting to identify the underlying causation. As we discussed, prohibiting the occupant of 6B from engaging in ordinary cooking use is not a reasonable sloution.

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**From:** Shari Laskowitz <[slaskowitz@tarterkrinsky.com](mailto:slaskowitz@tarterkrinsky.com)>  
**Sent:** Friday, June 13, 2025 3:19 PM  
**To:** Stuart Berg <[SBerg@kelaw.com](mailto:SBerg@kelaw.com)>  
**Subject:** 333 East 14th St.

Stuart: Please see attached correspondence and please call me to discuss.

Thanks.

**Shari Laskowitz | Partner**

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