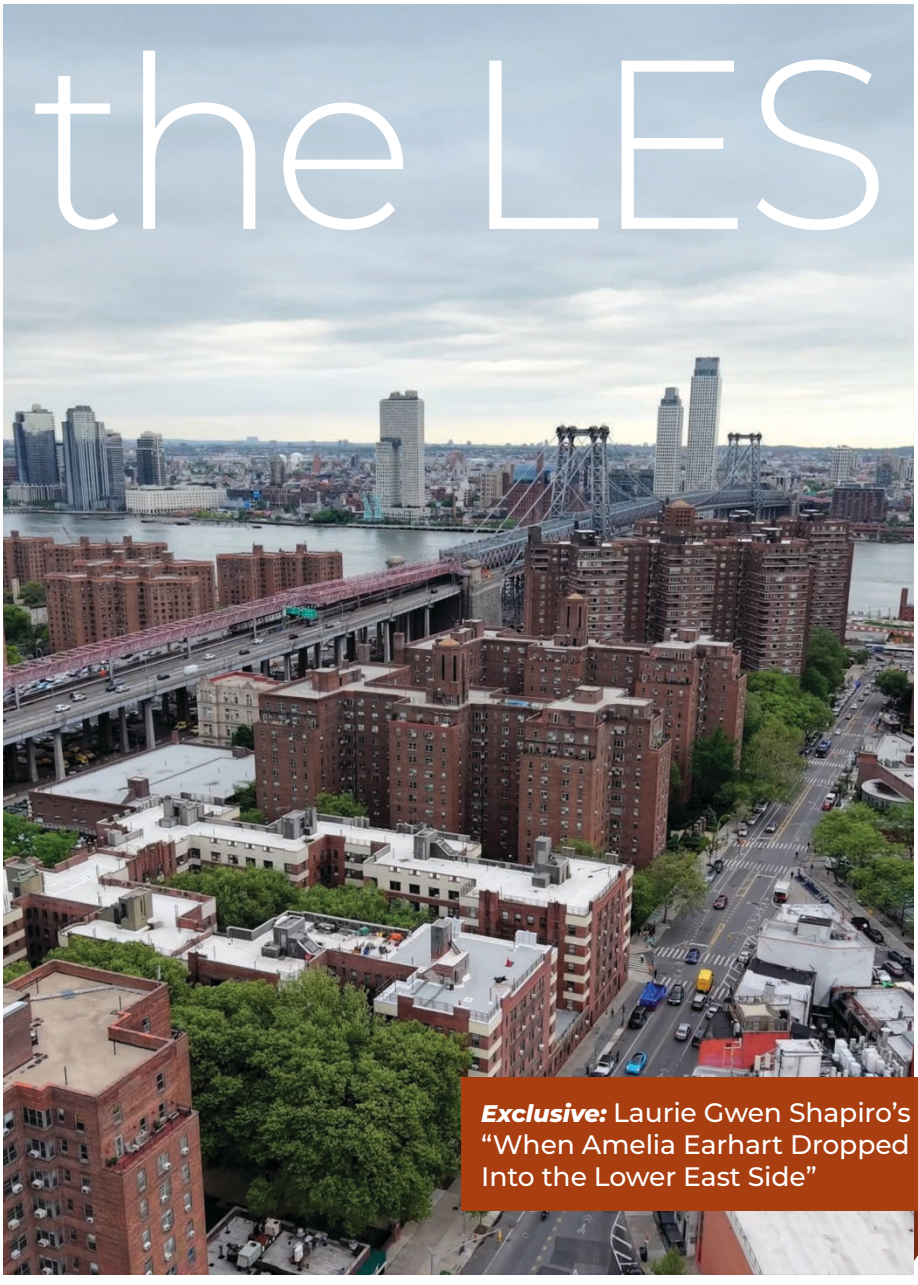
The Lower East Side's #1 Realtor

August **2025**

the LES



Exclusive: Laurie Gwen Shapiro's "When Amelia Earhart Dropped Into the Lower East Side"

Presented by **Jacob Goldman**
Issue #8

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25 YEARS ON THE LOWER EAST SIDE



The Heart of the LES Beats Stronger This Summer

Dear Neighbors,

If you never received the **June issue of The LES Magazine** in your mailbox, you're not alone. Somewhere between printing and delivery, the June edition disappeared into the mysterious world of undelivered mail. While it was available online, it never made it into print—until now.

We've brought back some of those favorite articles and photos here in this **August edition**, making sure they finally reach you in print where they belong. The mailing company told us this is the first time in nine years something like this has happened, and they've already put new safeguards in place to prevent it from happening again.

But what we're especially excited to share is something brand new:

We're proud to feature an **exclusive article by bestselling author and Lower East Side neighbor Laurie Gwen Shapiro**. "Laurie, who **just released the star-reviewed book** The Aviator and the Showman: Amelia Earhart, George Putnam, and the Marriage That Made an American Icon (published July 15, 2025), dives deep into the untold story of **Amelia Earhart's surprising connection to the Lower East Side and the Henry Street Settlement.**

It's a remarkable piece by one of our own, blending LES history with one of America's most enduring icons.

Warmly,

Jacob Goldman
& the LoHo Realty team

Co-op Village
Market Info
(As of 7/16/2025)


East River


Seward Park


Hillman


Amalgamated

Apartments Available per Month by Co-op

	MARCH	APRIL	MAY	JUNE	JULY
East River	27	30	21	21	21
Seward Park	12	15	20	21	19
Hillman	4	6	10	10	11
Amalgamated	4	3	2	1	1

Closed Sales for First Half of 2025

East River	Seward Park	Hillman	Amalgamated
21	20	7	4

East River

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	1 bedrooms without balconies	$469K-$579K
5	1 bedrooms with balconies	$565K-$649K
1	2-bedrooms without balconies	$750K (price reduction)
4	2-bedrooms with balconies	$849K-$1.1K
6	3-bedrooms	$995K-$1.295K
1	3-bedrooms, 2 baths, set back terrace	$1.835M
1	breakthroughs	$1.495M

Hillman

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
3	studio	$325K - $461K
5	1 bedrooms	$499K-$599K
2	2-bedrooms	$700K-$799K
1	3-bedrooms, 2-baths	$1.1M

Seward Park

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
4	studio	$455K-$550K
1	1 bedrooms without balconies	$728,888
2	1 bedrooms with balconies	$799K- $830K *(price reduction)*
2	1 bedrooms with setback terrace	$925K-$949K
3	2-bedrooms without balcony	$950K-$1.36M
3	2-bedrooms with balcony	$999K-$1.15M
2	3-bedrooms	$1.15M-$1.495M
1	2-bedroom breakthrough with balcony	$1.35M
1	2-bedrooms with terrace (converted to 3 bedrooms)	$2.095M

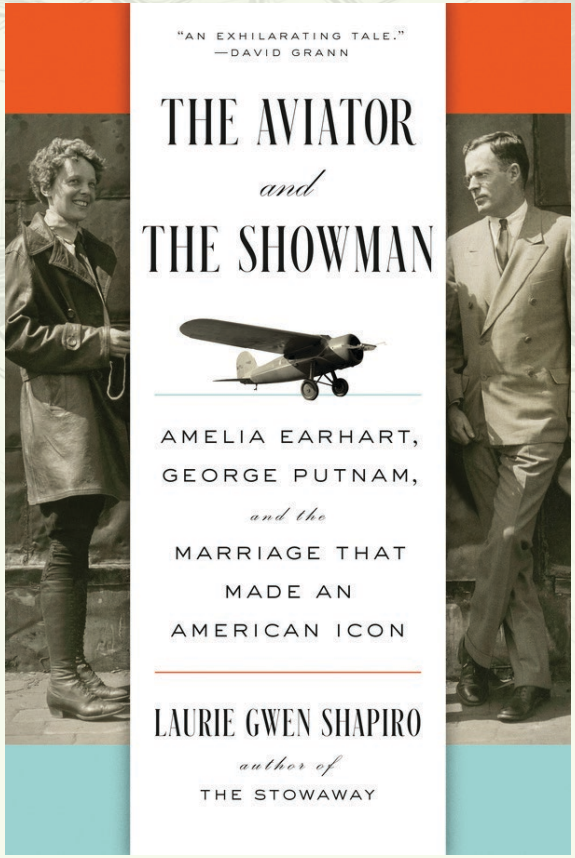
Amalgamated

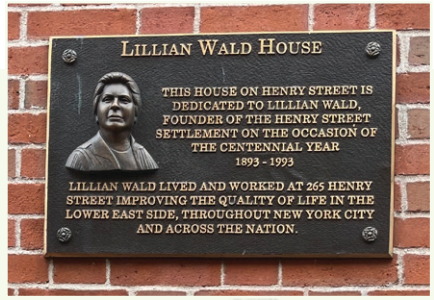
UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
1	breakthrough	$1.675M



When Amelia Earhart Dropped Into the Lower East Side

by Laurie Gwen Shapiro





Writing a book about Amelia Earhart was supposed to be the hard part. Turns out, tracking her movements on the Lower East Side is almost as tricky.

I'm a Lower East Side lifer, born on Grand Street, with a daughter who's the fourth generation of our family to live here. So, five years ago, when I began researching The Aviator and the Showman: Amelia Earhart, George Putnam, and the Marriage That Made an American Icon, I had one hyperlocal question: did she ever spend time down here?

It turns out she did. On July 8, 1928, to be exact, just two days after her first ticker-tape parade in New York City.

The visit wasn't lost to history. A brief item ran in the papers on July 9, noting that Amelia had been a guest of honor at the administrative building of the Henry Street Settlement, right here in what's now the 10002 zip code. But it was the kind of line that gets buried and forgotten, until more proof emerged decades later.

In 2019, a floral guest book surfaced inside a long-forgotten trunk in the archives of the Neighborhood Playhouse School



> *"I had one hyperlocal question: did she ever spend time down here?*

of the Theatre. The school had once been part of the Henry Street Settlement before moving uptown in the early 1930s, after the last signature was penned. The trunk had been untouched for more than 50 years, possibly since the school relocated to East 54th Street. Archivist Whit Waterbury, who had rolled up his sleeves to go through the school's early material, initially passed over the fragile volume with its fading yellow ribbon. But when he finally flipped through the pages, he found something extraordinary.

Inside were signatures of early 20th-century boldface names—Eleanor Roosevelt, Jacob Riis, Alfred E. Smith—and, to my joy, Amelia Earhart. She signed as "Amelia M. Earhart," the "M" for Mary, and listed her affiliation as Denison House, Boston, where she had worked as a social worker before fame found her. Waterbury noticed that many of the inscriptions



Courtesy of Henry Street Settlement

referenced Lillian Wald and settlement work, confirming the book had originated at Henry Street. It quickly became clear this was no ordinary autograph book. It had once belonged to Lillian Wald herself, the pioneering social reformer who founded the Henry Street Settlement.

That signature is dated July 8, 1928, only two days after Amelia's first of two ticker-tape parades up Broadway. Barely three weeks after her historic transatlantic flight as a passenger aboard the Friendship, she was still unsure if she wanted a life in the spotlight. The next day, she would leave for Boston for yet another celebration and a reunion with her patient and increasingly sidelined fiancé, Samuel Chapman. She still imagined she might return to a quiet life helping immigrant women, avoiding too much fuss, and marrying the man she had promised to.

It wasn't until I saw the July 8 date in person, on a visit generously granted to me as I was writing this article, buried in a sea of 1920s names, that I realized just how meaningful her stop at Henry Street had been. This wasn't just a polite drop-in. It was a flash of who Amelia had once imagined she might become before the myth fully took hold.

George Palmer Putnam, already married, already smitten, and already plotting, had other plans. The publishing magnate who helped orchestrate her flight also saw Amelia as a brand. He nudged her toward a book deal, a speaking tour, and possibly more. By that weekend in July, she was already staying at his house in Rye. Their flirtation was no longer subtle. (Never mind that his wife, Dorothy Binney Putnam of Crayola crayon fortune, was still very much around.)

That July 8 signature—coincidentally also my birthday—is now back where it belongs, at the Henry Street Settlement. And this wasn't just any guest book; as noted, it was Lillian Wald's guest book, the woman who pioneered school nursing, helped establish the city's first municipal playground, was among the founders of the NAACP, and believed that to serve a community, you must live among it. Her dinners at 265 Henry Street were legendary. Of course a lifelong doer like Amelia would be pulled into that orbit.

Putnam, soon to be her husband, was already shaping her public image. He was shaping her image not just as a daring pilot, but as a modern heroine with reformer roots. A quiet Sunday visit to Lower Manhattan's settlement leaders fit the strategy perfectly.

"It was literally in an ancient trunk, untouched since the 1930s or '40s," said Barbara Kancelbaum, vice president of marketing and communications for the Henry Street Settlement, who showed me the book on a recent visit. Since I live just a few blocks away, I had to see it for myself.

What surprised me most wasn't Amelia's presence. It was who signed beside her. These names hadn't even been mentioned in the Times article. Robert Underwood Johnson, Yosemite advocate and stately poet, who wrote, "Laureate of the Air to Miss Earhart." Elizabeth B. Custer, tireless widow of the General. And Clarence D. Chamberlin, the pilot who beat Lindbergh on distance, joined by his razor-sharp wife, Wilda, who once told Time magazine, "Children are not for a flyer's wife." She later left that world for a Paris affair, a daughter, and a staged kidnapping scandal worthy of the tabloids.

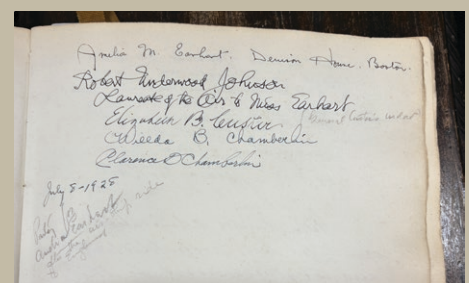
What a posse.

These weren't bystanders. They were American mythmakers, gathered around a Lower Manhattan table. Just names in a ledger, until you look closely.

And for me, just blocks from where my Grandma Ida once bought pickled tomatoes in a paper cup, one beautiful fact remains: Amelia was here.



Writer Laurie Gwen Shapiro with Barbara Kancelbaum of the Henry Street Settlement, where Amelia Earhart's 1928 signature—rediscovered at the Neighborhood Playhouse archives—now resides once again, just blocks from where Laurie grew up.



Amelia Earhart's signature, dated July 8, 1928, in Lillian Wald's guest book-housed at the Henry Street Settlement on the Lower East Side.



Jacob Goldman

212-388-1115, info@lohorealty.com

TESTIMONIALS

★★★★★

"Jacob, Leora and LoHo Realty have assisted me with the sublet of my apartment for 5 years now. While I relocated to Australia over 20 years ago, Jacob and I have stayed in touch and the distance between us has always been a non-issue, in fact, Jacob has gone out of his way to accommodate our time differences. I have found that LoHo Realty always acts incredibly fast, and in doing so they achieve a favorable return for both parties involved. I happily recommend LoHo Realty with the highest praise. Thanks to the LoHo team!"

-Art F.

★★★★★

"The LoHo team are deep experts on Lower East Side co-ops. I think it would be crazy to work with anyone else to buy an LES home because they know everyone involved, every unit that's available, the contractors, and crucially how to navigate the process. Jacob and team were responsive, kind, and transparent. We can't say enough good things about working with them!"

-Dan P.

★★★★★

Over 130 5-Star Reviews

#1 IN CO-OP VILLAGE

LOHO 25 YEARS Realty



WIN THREE $50 Gift certificates to Grand Cutters Barber Shop

Grand Cutters Barber Shop, founded in 1960, is a family owned & operated barber shop and watch repair shop. From haircuts, beard trims, and signature classic/ royal shaves, we care about the quality of service. Free wifi and complimentary bottles of water. Hot towel & neck shave after every haircut. They don't just provide NYC style haircuts, they excel at them!

LoHo Realty is giving away THREE $50 gift certificates to Grand Cutters Barber Shop, located at:

395 Grand Street
New York, NY 10002

Entering is simple and quick!

How to Enter:

Email us at: giveaway@lohorealty.com
Deadline to enter: *August 31, 2025*
Make sure to include your name, phone number and mailing address with your entry. Winners will be chosen at random and contacted via email/phone.

Terms & Conditions: *One entry per person. One gift certificate per winner. Three winners in total.*

No more rental broker fees? Not so fast....

The FARE Act:
What It Really Means for NYC Renters

By Jacob Goldman, Broker/Owner – LoHo Realty



Effective June 11, 2025, the FARE Act introduces a major shift in how broker fees are handled in New York City apartment rentals. For decades, renters often shouldered the broker's fee. The Fairness in Apartment Rental Expenses (FARE) Act flips that arrangement, placing the cost with whoever actually hired the broker. The goal, at least in theory, is greater transparency and fairness in one of the country's most desirable rental markets.

While this sounds positive in theory, the practical implications are more complicated. The law presumes that making landlords pay broker fees creates a more equitable system—but it may end up **reducing transparency, increasing rents, and limiting access** to available apartments. In reality, it does not eliminate broker fees—it simply shifts them, and in doing so, may create **unintended consequences** for both tenants and landlords.

What Changes and What Stays the Same

TOPIC	BEFORE FARE	AFTER FARE (JUNE 11, 2025)
Who pays a broker hired by the landlord?	Tenant	Landlord
Who pays a broker hired by the tenant?	Tenant	Tenant (unchanged)
Disclosure of fees*	Often unclear or delayed	Required in listing and lease
Security deposit	Capped at 1 month's rent	Unchanged
Penalties for violations	N/A	$500–\$1,000 per violation

Renters may save thousands up front, but the law does not prohibit landlords from raising the rent to offset their own increased costs. In this way, tenants may end up paying the fee over time rather than upfront.

Potential Impacts and Pitfalls

- **Rent inflation:** Landlords may raise rents to absorb broker costs—ultimately passing the expense back to renters over time.
- **Reduced transparency:** Dual agency, where one broker represents both landlord and tenant, is not addressed by the law and may become more opaque.
- **Hidden inventory:** Landlords reluctant to pay broker fees may keep apartments off public websites or only work with brokers who bring tenants directly. That means **many listings may never reach the open market.
- **Legal uncertainty:** Real estate groups are challenging the law in court, and a ruling could land after the law takes effect.
- **Misconceptions:** Renters may assume they never pay a broker fee again—but if they hire a broker to help them access these now-hidden listings, they will still be responsible for paying that broker.

How LoHo Realty Is Helping Clients Navigate the Change

At LoHo Realty, transparency has always been part of our approach. We make clear who we represent and what fees apply.

We also work closely with both renters and landlords to ensure everyone stays compliant while getting real value. For landlords, we show how professional leasing saves time and money—often more than the cost of the broker's fee. For renters, we ensure the correct party is paying, and we flag anything that violates the new rules.

And for board-heavy rentals (co-ops), we bring in one of our greatest assets: Leora Shulman, LoHo Realty's Closing Coordinator. A paralegal with over 20 years of experience, Leora helps clients navigate the complicated board package process. She makes sure every "i" is dotted and every "t" is crossed, especially when renters feel overwhelmed by paperwork and approvals.

Final Thoughts

The FARE Act represents a big shift—but it doesn't eliminate broker fees altogether. It just moves the responsibility to the party who hired the broker. Whether that's a benefit or a burden depends on how the market responds.

For many renters, the up-front savings are real. But for others, fewer listings, higher monthly rents, and new layers of complexity may make the search more difficult, not less.

As the law takes effect and court cases unfold, LoHo Realty will continue to guide clients with clarity, honesty, and expertise.

Questions about how the FARE Act affects your next lease or rental property? Reach out to LoHo Realty today. We're here to help.

THE Basics of Making an offer in a NYC CO-OP

Presented by LoHo Realty



Making an offer on a co-op apartment is a pivotal step in the buying process—and in New York City, it comes with its own rules, customs, and expectations. At LoHo Realty, we've guided thousands of buyers through the unique world of co-op sales with clarity, speed, and unmatched expertise in the Lower East Side market.

KNOW WHAT YOU CAN AFFORD

Before making an offer, evaluate your complete financial picture—income, savings, debt, and monthly obligations. Co-op boards are typically more conservative than lenders, often requiring **debt-to-income ratios around 25–30%** and substantial post-closing liquidity.

LoHo Realty will help you determine which buildings match your financial qualifications and ensure your offer meets both market and board expectations.

GET PREQUALIFIED—BUT KNOW THE BOARD DECIDES

A prequalification or **preapproval** letter from a lender demonstrates that you're a serious buyer. However, in a co-op, the board conducts its own in-depth financial review. Even with financing secured, a board can decline a buyer who doesn't meet its specific criteria.

That's why LoHo Realty works with you to prepare your financials in a way that speaks directly to each co-op's standards.

DUE DILIGENCE COMES FIRST

Once your offer is accepted, your attorney will conduct **due diligence** *before* you sign a contract. This involves reviewing the co-op's financials, board minutes, and governing documents, as well as obtaining a completed questionnaire from the managing agent.

Pro Tip: LoHo Realty regularly works with attorneys who know our co-ops well. That familiarity can cut the due diligence timeline dramatically—potentially saving your deal in a fast-moving market where delays mean risk.

MAKING A STRONG OFFER

A typical offer package includes:

- The **purchase price**
- A completed **financial statement**
- A **pre-approval letter** (if financing is involved)

Unlike some other markets, there is **no binder money** or deposit collected at the time of the offer. Instead, a **10% contract deposit** is submitted at contract signing, after due diligence is complete and terms are agreed upon. Contracts in co-op sales are expected to be signed promptly once due diligence is finalized.

CLOSING TIMELINES & FURNISHINGS

Most co-op closings occur within **2.5 to 3.5 months**, depending on mortgage processing (if applicable) and the board's timeline for reviewing and approving the application.

When it comes to furnishings, the standard rule applies:

- **What's built-in stays**—including light fixtures, dishwashers, and appliances.
- **What's not built-in goes.**

While additional items can be negotiated separately, it's generally poor form to request removal of affixed items as part of the main deal.

FINAL STEPS – WITH EXPERT SUPPORT

After signing the contract, buyers face what many consider the most daunting part of the co-op purchase: the **board application**. This extensive package includes financial documentation, reference letters, disclosures, and more—and every detail matters.

That's where **Leora Shulman**, LoHo Realty's **Closing Coordinator**, becomes an invaluable asset. A seasoned paralegal with more than 20 years of experience, Leora specializes in shepherding applications through the co-op process. She works directly with buyers to gather and organize all required materials, review financial statements, anticipate board concerns, and ensure nothing falls through the cracks.

"Each application is labor-intensive," says Jacob Goldman of LoHo Realty, "and for many buyers, it can feel overwhelming. Leora makes the process manageable. She's meticulous, patient, and knows exactly what each board is looking for."

With Leora's guidance—and the LoHo team at your side—you're not just submitting an application. You're submitting your strongest case.

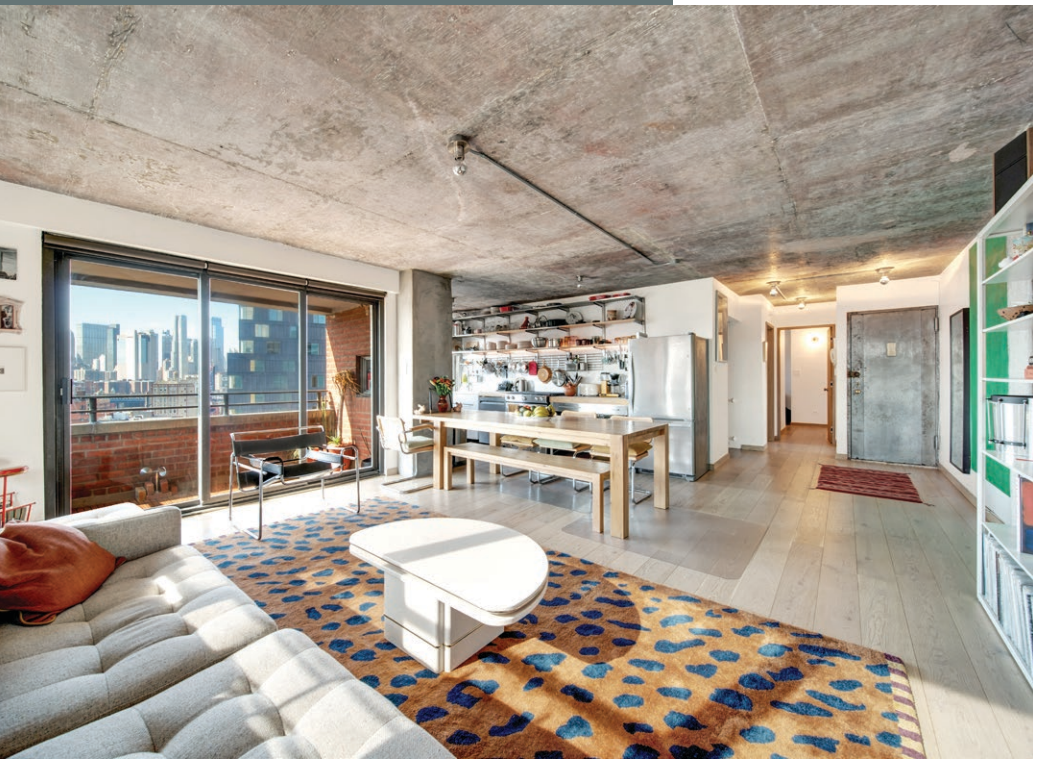
Buying a co-op in NYC doesn't have to be overwhelming. With LoHo Realty, you get deep market expertise, strategic guidance, and hands-on support from contract to closing.

DESIGNING DREAM HOMES IN CO-OP VILLAGE

By David Bench







I love working as an architect in Co-op Village because it allows me to help people transform their apartments into their dream homes—within the real-world constraints of budget and timeline. The process is creative, collaborative, and incredibly rewarding. Even modest changes can make a dramatic impact, and the immediacy of those transformations is something both my clients and I find deeply satisfying.

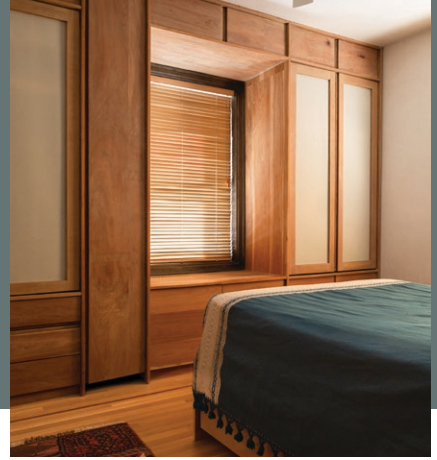
My journey as an independent architect actually began here, in Amalgamated Dwellings. My wife and I took on our own renovation—converting a one-bedroom into a two-bedroom apartment—which became both the launch of my firm, Bench Architecture, and the

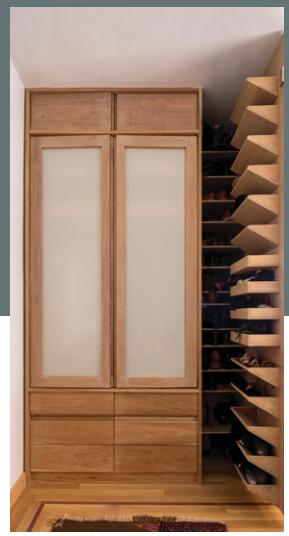


start of our family life. Designing for ourselves, with our own money on the line, gave me invaluable insight into what my clients experience. I've been in their shoes, and I understand the balance between aspiration and practicality.

In that first project, we carved out a second bedroom for our first child and used it as an opportunity to experiment with materials: rubber flooring in the kitchen, concrete tiles in the bathroom, plastered walls and ceilings, and solid cherry wood cabinetry. Interestingly, there wasn't a single painted surface in the entire apartment. We eventually sold that home—and another—and are now preparing to renovate a three-bedroom, also in Amalgamated.

Since then, we've completed projects across Co-op Village, including East River, Hillman, and Seward Park. Each building has its own architectural character and quirks, and we enjoy embracing those unique conditions and designing around them. One of our favorite projects was a renovation in Seward Park, where we exposed the concrete columns and ceiling. By opening up the kitchen and living room into one large, open space, the apartment took on the feel of a modern, light-filled loft—perfectly matched to the skyline views.











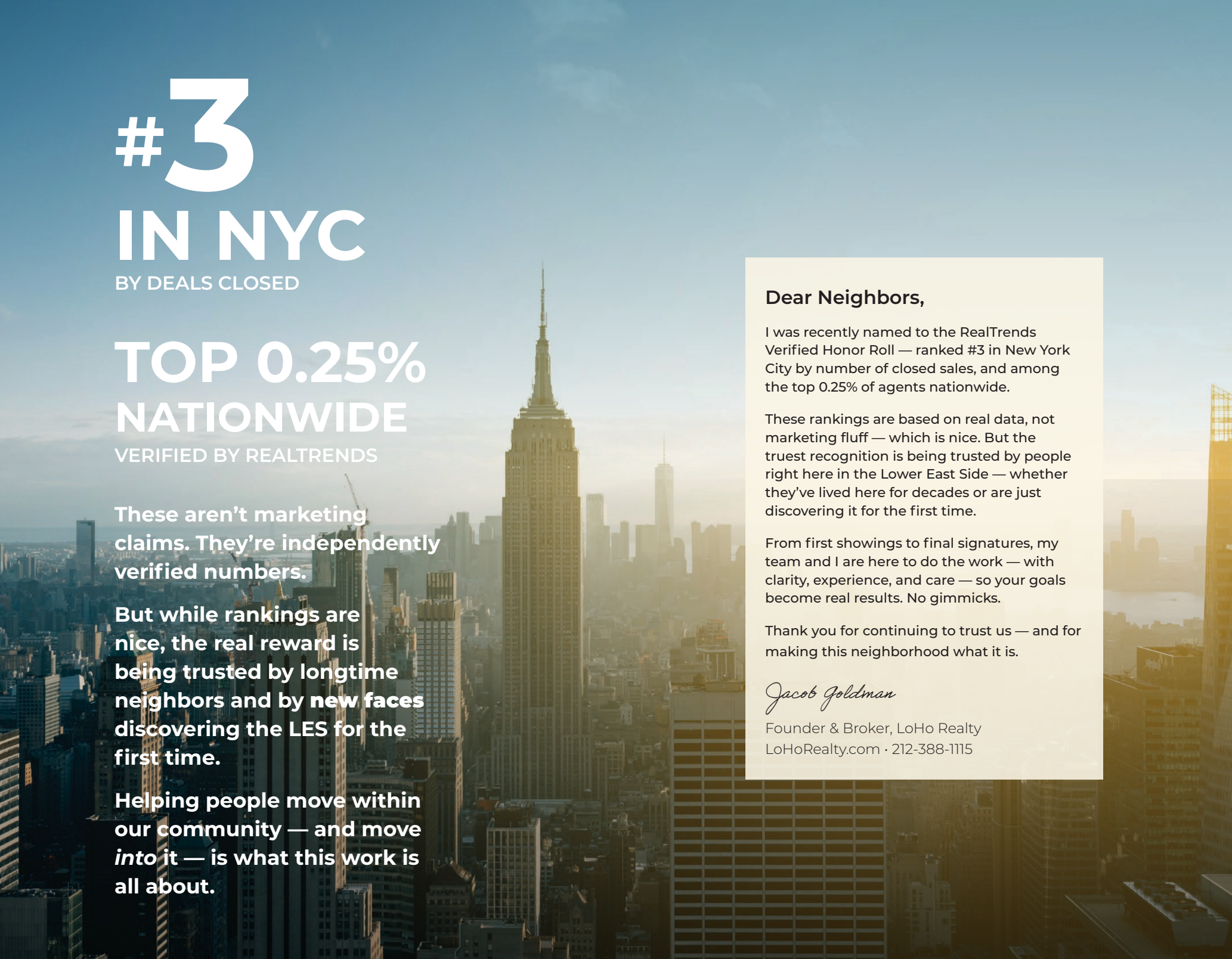
The truth is, you don't need an extravagant budget to create a space that's beautiful, functional, and personal. The co-ops were built to provide a healthier, brighter alternative to the cramped, dark tenements of old New York. With generous room sizes and great natural light, they offer incredible value for people willing to renovate.

Over time, we've built lasting relationships with talented tradespeople across the Lower East Side. It's been a real joy to connect them with new clients and work together to beautify these historic buildings—one apartment at a time.



To see more of David's work, visit:
bencharchitecture.com;
or email:
ahnise@bencharchitecture.com

David Bench



#3 IN NYC

BY DEALS CLOSED

TOP 0.25% NATIONWIDE

VERIFIED BY REALTRENDS

These aren't marketing claims. They're independently verified numbers.

But while rankings are nice, the real reward is being trusted by longtime neighbors and by new faces discovering the LES for the first time.

Helping people move within our community — and move *into* it — is what this work is all about.

Dear Neighbors,

I was recently named to the RealTrends Verified Honor Roll — ranked #3 in New York City by number of closed sales, and among the top 0.25% of agents nationwide.

These rankings are based on real data, not marketing fluff — which is nice. But the truest recognition is being trusted by people right here in the Lower East Side — whether they've lived here for decades or are just discovering it for the first time.

From first showings to final signatures, my team and I are here to do the work — with clarity, experience, and care — so your goals become real results. No gimmicks.

Thank you for continuing to trust us — and for making this neighborhood what it is.

Jacob Goldman

Founder & Broker, LoHo Realty
LoHoRealty.com · 212-388-1115

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25 YEARS



577 Grand Street, F1904

3 Bedroom | 2 Bathroom | Terrace | Price: $1.835M | Maint.: $2,071



477 FDR Drive, M103/104

4+ Bedroom | 2+ Bathroom | 2 Balconies | Price: $1.495M | Maint: $2,745



575 Grand Street, E1505

3 Bedroom | 2 Bathroom | Price: $1.295M | Maint.: $1,871

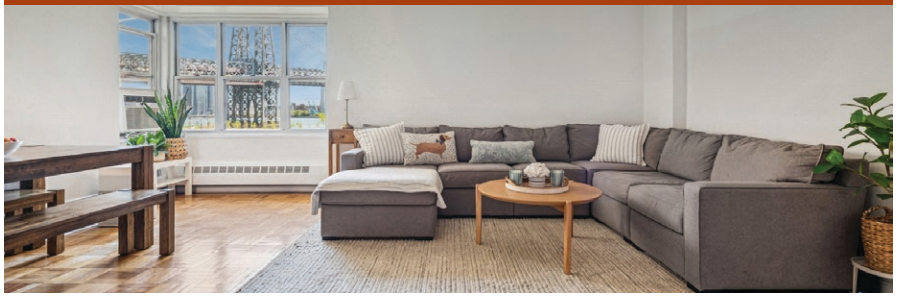
Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
25 YEARS

3 Bedrooms



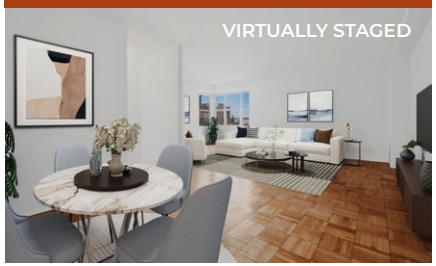
455 FDR Drive, B405
3 Bedroom | 2 Bathroom | Price: $1.25M | Maint.: $1,844

3 Bedrooms



570 Grand Street, H1405
3 Bedroom | 1.5 Bathroom | Price: $1.1M | Maint.: $1,880

3 Bedrooms



575 Grand Street, E1105
3 Bedroom | 1.5 Bathroom
Price: $1.05M | Maint.: $1,849

3 Bedrooms



575 Grand Street, E605
3 Bedroom I 1.5 Bath
Price: $999K | Maint.: $1,842

Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

2 Bedrooms



573 Grand Street, D1406
2 Bedroom | Balcony | Price: $1.1M | Maint.: $1,568

2 Bedrooms



268 East Broadway, A307
2 Bedroom | Balcony | Price: $1.1M | Maint.: $1,447

2 Bedrooms



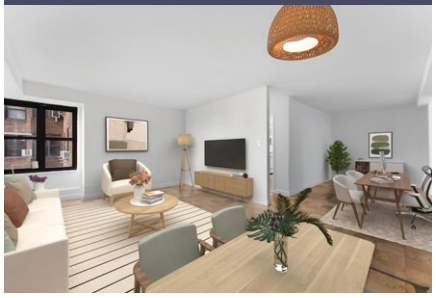
568 Grand Street, J104
2 Bedroom | Balcony | Price: $849K | Maint.: $1,526

Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25 YEARS

2 Bedrooms



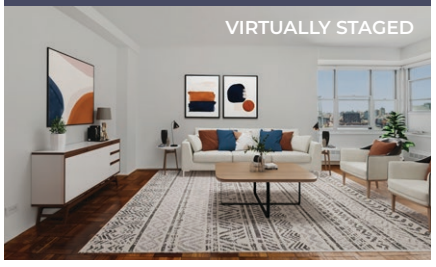
385 Grand Street, M705
2 Bedroom
Price: $975K | Maint.: $1,411

2 Bedrooms



577 Grand Street, F504
2 Bedroom | Balcony
Price: $850K | Maint.: $1,528

2 Bedrooms



477 FDR Drive, M1605
2 Bedroom
Price: $750K | Maint.: $1,411

2 Bedrooms

ACCEPTED OFFER!



550 Grand Street, J2F
2 Bedroom
Price: $709K | Maint.: $1,443

1 Bedroom



575 Grand Street, E1004
1 Bedroom | Balcony
Price: $585K | Maint.: $1,198

1 Bedroom



570 Grand Street, H1504
1 Bedroom | Balcony
Price: $565K | Maint.: $1,250

Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

1 Bedroom



550 Grand Street, J7G
1 Bedroom | Price: $550K | Maint.: $1,090

1 Bedroom



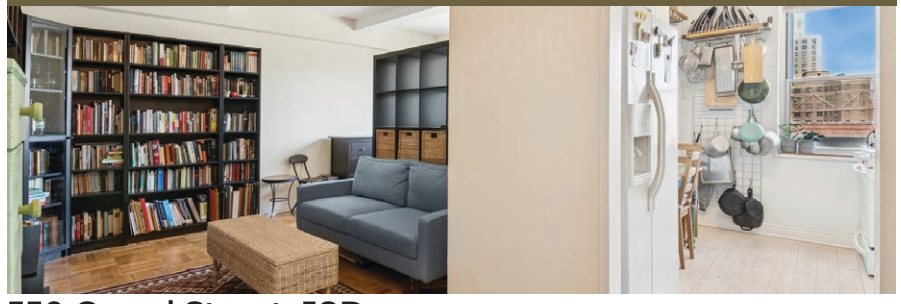
500 Grand Street, CGA
1 Bedroom | Price: $525K | Maint.: $1,090

Studio



385 Grand Street, L502
Studio (Full-Kitchen) | Price: $499K | Maint.: $756

Studio



550 Grand Street, J8D
Studio | Price: $450K | Maint.: $811

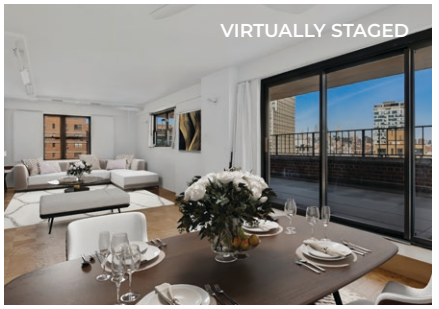
Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

In Contract

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210 East Broadway, H501/502
3 Bedroom | 2 Bathroom
Price: $1.76M | Maint.: $2,059
**we represent the buyer*



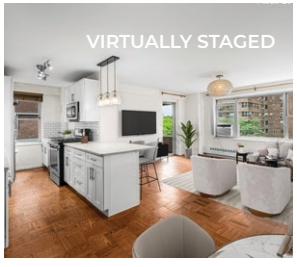
212 East Broadway, G1801
Convertible 2 Bedroom
Double-width set back terrace
Price: $1.675M | Maint.: $1,907



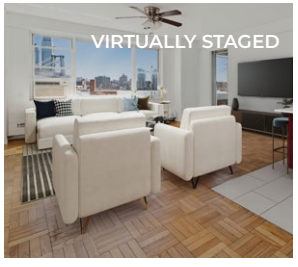
266 East Broadway, B606
3 Bedroom | 1.5 Bathroom
Price: $1.25M | Maint.: $1,458



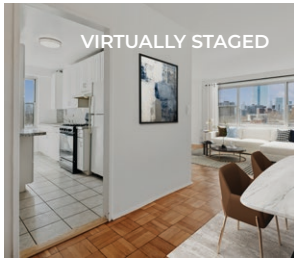
417 Grand Street, D106
2 Bedroom | Balcony
Price: $999K | Maint.: $1,406



457 FDR Drive, A604
2 Bedroom | Balcony
Price: $895K | Maint.: $1,535



457 FDR Drive, A406
2 Bedroom I Balcony
Price: $865K | Maint.: $1,541

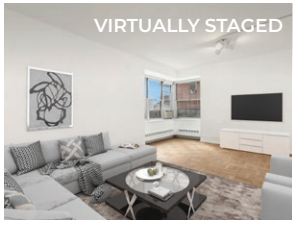


573 Grand Street, D806
2 Bedroom | Balcony
Price: $815K | Maint.: $1,499

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573 Grand Street, D706
2 Bedroom | Balcony
Price: $815K | Maint.: $1,488



477 FDR Drive, M105
2 Bedroom
Price: $759K | Maint.: $1,325



550 Grand Street, J8E
2 Bedroom
Price: $715K | Maint.: $1,416



500 Grand Street, A8D
2 Bedroom
Price: $700K | Maint.: $1,501



475 FDR Drive, L1504
1 Bedroom | Balcony
Price: $669K | Maint.: $1,156
**we represent the buyer*



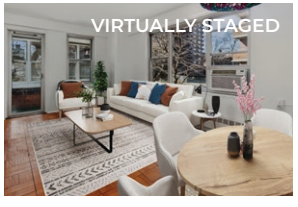
475 FDR Drive, L2104
1 Bedroom I Balcony
Price: $615K | Maint.: $1,267



550 Grand Street, GGA
1 Bedroom
Price: $599K | Maint.: $1,096



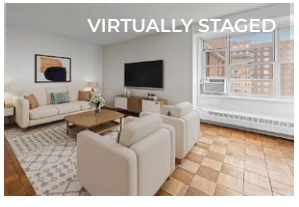
477 FDR Drive, M1802
1 Bedroom
Price: $550K | Maint.: $1,088



475 FDR Drive, L104
1 Bedroom | Balcony
Price: $499K | Maint.: $1,223



575 Grand Street, E403
1 Bedroom Efficiency
Price: $475K | Maint.: $737



477 FDR Drive, M1602
1 Bedroom
Price: $475K | Maint.: $996
**we represent the buyer*

Listing status as of 7/16/2025. For updated listings, visit lohorealty.com.

The Pizza School NYC

By Renee Gershman



The Seward Park Housing Corporation has a block of commercial space that I fondly refer to as Carb Central. It includes a bagel shop, a doughnut shop, a cupcake shop, and a pizza school.

Recently I spent a delightful afternoon taking a class at the Pizza School. I had had the impression that it was a space for group and corporate events, but when I learned that they have weekend classes for individuals, couples, and families, I just had to try it. I am a trained chef, and my boyfriend went with me. Here are my thoughts on our afternoon at Pizza School NYC.

I have taken and taught many cooking classes over the years. My boyfriend, on the other hand, has never made a dough, let alone a pizza (other than cooking a frozen pie or reheating a slice). I am pleased to report that not only did I learn some new techniques, but my boyfriend learned to make pizza from flour and yeast to slicing the completed dish. We learned the whole process, including making the sauce, to the best way of layering toppings. We ended up with some very beautiful and very tasty pies and took home some homework dough too.

The class runs for four hours and boasts a crew of 3 people. Ricky Mieses, the extremely knowledgeable and professional main instructor, walked the class through the whole process. The first step was making the dough, a four-ingredient recipe which was presented with several clever shortcuts for cooking at home with confidence. We learned about different varieties of flour, and how they affect the end product. The staff was utterly gracious and hospitable.



Next came the sauce. The instructor gave what seemed like a top-secret recipe for a 60 second sauce, which turned out to be a pitch-perfect pizzeria base. A cheese-tasting followed, which illustrated the varieties of flavors and textures that we all take for granted.

Then it was time to make and taste. The instructor made examples of the three classic (mother, one might say) pies: New York Style, Margarita, and Blanca. Each one was a categorical ideal.

From among the huge assortment of toppings (including sophisticated vegan options), my boyfriend and I made our version of a pizza suprema, with three meats, onions and red roasted peppers. Our second pie was a dessert pizza, with fresh mozzarella, ricotta and frozen raspberries, topped with a raspberry syrup infused with balsamic vinegar, and mini chocolate chips which melted into the hot pie. I topped it with a little sprinkling of salt, and we were in sweet cheesy heaven. Lastly, we topped the pie off with a sprinkling of crushed Strawberry Pop Rocks, with a surprising result. It turns out that Pop Rocks on a hot pie equals mini explosions! Nonetheless, it was one of the most delicious desserts I've had in quite a while.

This was one of the most fun and informative cooking classes I have taken in a long time. The school offers a well-curated selection of tools, including a cooking steel and pizza peeler, which provides the customer with everything necessary for at-home pizzeria operations.

This is not merely a one-stop shop for pizza making. The school provides a skill that can be practiced and perfected at home, in a standard oven. In case of a question or issue, there is a "dough emergency" hotline phone number to help you out.

The owners, Mark and Jenny Bello, opened the school in 2010. They have been featured with Al Roker on the Today show. The Bellos have undeniable Lower East Side cred: Mark's grandfather was born on Hester Street, went to Seward Park High (class of 1931), and later ran a printing store at Lafayette and Kenmare. They have had students go on to open their own pizza businesses and many repeat corporate clients. As of the date of our



class, Pizza School NYC has crafted and completed 113,661 pizza pies. The school has upcoming ventures coming up including a Pizza Retreat in the Hudson Valley and Pizza Weddings coming soon.

I cannot recommend the course highly enough.

Pizza School NYC
371 Grand St, New York, NY 10002
(212) 228-5483
https://pizzaschool.com

For more information about food and neighborhood eats, please email me at: **renee.gershman@gmail.com** or **Instagram: @reneegershman**



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