

Fact Sheet for Van Sinderen Plaza

Name: Van Sinderen Plaza

Project Address: 679 Van Sinderen Avenue and New Lots Avenue , Brooklyn, NY 11207

Block: 3850 - Van Sinderen, 3865 - New Lots Avenue

Lots: 1,5, 10 - Van Sinderen, 24,25,26,27,128,129 - New Lots Avenue (2 separate buildings)

Zoning: M1-1 To be Rezoned to R7A overlay with C2- 4 Overlay

Height: 7 Stories (both buildings)

Lot Area: 28,243 sq ft., Van Sinderen / 9306 sq ft. New lots Avenue

Total buildable sq ft: 112,164 sq ft., Van Sinderen / 36,752 sq ft. New Lots Ave

Residential Sq Ft: 95,619 sq ft., Van Sinderen / 32,843 sq ft. New Lots Ave

Retail Sq Ft: 17,337 sq ft., Van Sinderen / 3,909 sq ft. New Lots Ave

Community Facility: 3,255 sq ft., Van Sinderen / 1,877 sq ft. New Lots Ave

Parking Spaces: 21 Vehicluar / 69 Bicycle spaces

Number of units: 102 - Van Sinderen / 28 - New Lots Ave; 130 total units

Unit Breakdown:

	Van Sinderen Avenue	New Lots Ave
	1bed- 47	1bed- 3
	2bed- 39 (one will be a super's unit)	2bed- 17
	3bed- 16	3bed- 8

AMI: 27%-57%

Rents:

Unit Types	27% AMI	37% AMI	47% AMI	57% AMI
1 Bedroom	\$ 396	\$ 558	\$ 720	\$ 882
2 Bedroom	\$ 482	\$ 676	\$ 870	\$ 1065
3 Bedroom	\$ 551	\$ 771	\$ 1000	\$ 1224

Note: 1- 2 bedroom unit will be for the superintendent who will serve both buildings.

Financing Agencies: New York City HDC & New York City HPD

Van Sinderen Avenue & New Lots Avenue

Brooklyn, NY

Rent Chart and Unit Distribution

Unit Type	AMI	# of Units	Monthly Rent
1 Bedroom	57%	27	\$882
	47%	8	\$720
	37%	9	\$558
	27%	6	\$396
2 Bedroom	57%	31	\$1,065
	47%	8	\$870
	37%	7	\$676
	27%	5	\$482
3 Bedroom	57%	12	\$1,224
	47%	3	\$1,000
	37%	3	\$775
	27%	2	\$551
Section 8- For Formerly Homeless		8	
2 BR Resident Super		1	
TOTAL		130	

The units and the square footage of the apartments are:

Type	Percentage Of Total	Square Footage
1 Bedroom	38%	661
2 Bedroom	43%	770-900
3 Bedroom	18%	1,085

Area Median Income of New York City in 2015 is \$86,300 for a family of four. This project provides housing for families with:

27% AMI	Approx. \$23K of HH Income
37% AMI	Approx. \$32K of HH Income
47% AMI	Approx. \$41K of HH Income
57% AMI	Approx. \$50K of HH Income

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ³²⁵ 326 Res. No. _____

in favor in opposition

Date: 1/12/2016

(PLEASE PRINT)

Name: Artiz Pearson, Director of Land Use

Address: 100 Gold Street

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ³²⁵ 326 Res. No. _____

in favor in opposition

Date: 1/12/2016

(PLEASE PRINT)

Name: Lin Zeng, Director of Brooklyn Planning

Address: 100 Gold Street

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joe Appelle

Address: 1 Renaissance Sq 23rd W. Philadelphia NY

I represent: Maqueten

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 1/12/2016

(PLEASE PRINT)

Name: RON SCHULMAN

Address: C/O BDG HARTSOCK NY

I represent: VAN SINDEREN PLAZA

Address: VAN SINDEREN + New Lot's Area

Please complete this card and return to the Sergeant-at-Arms