

March 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-07573

243 MacDonough Street – Stuyvesant Heights Historic District Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 161 573 7568

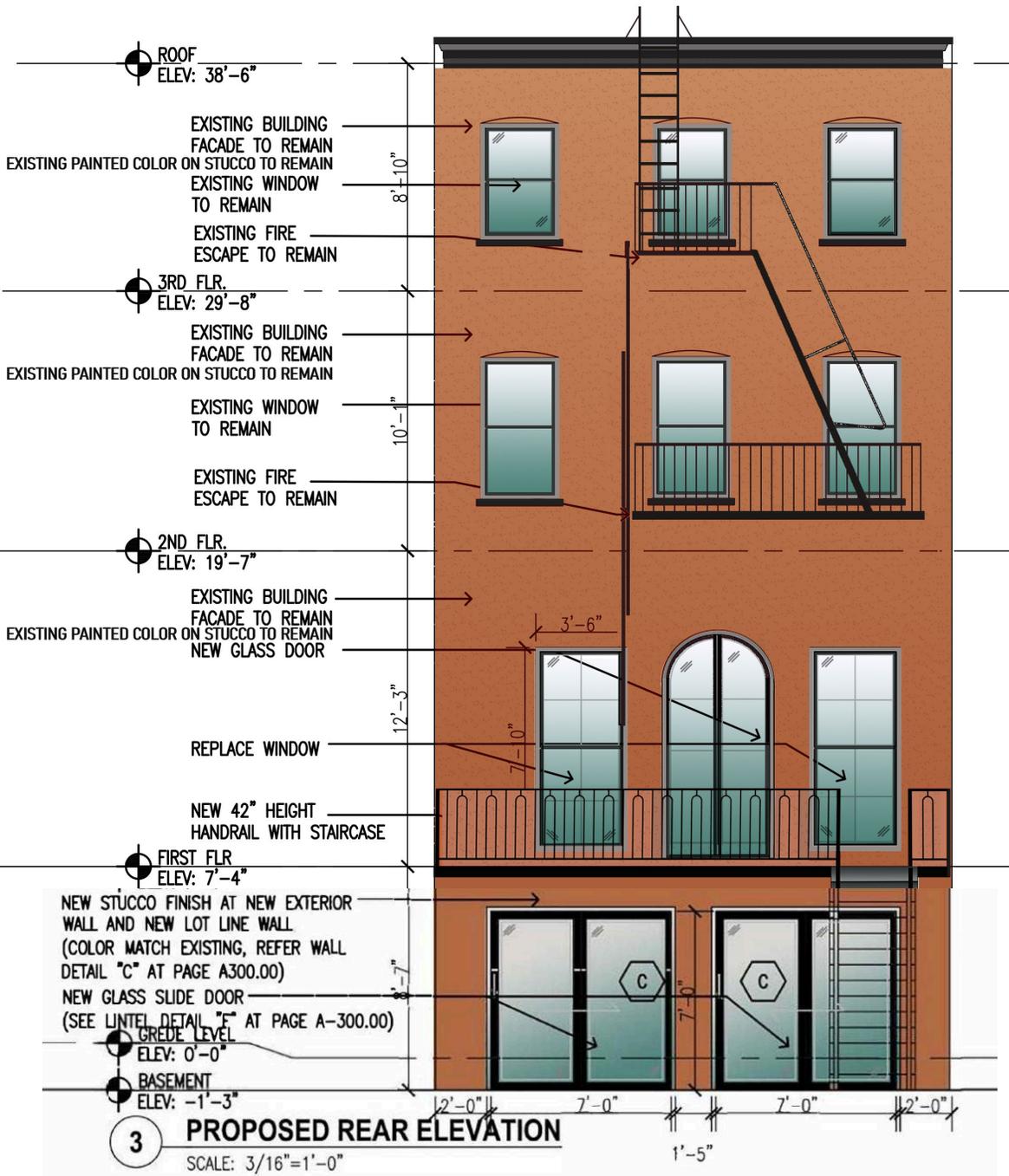
Passcode: 484910

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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243 MAC DONOUGH STREET PROPOSED REAR YARD ADDITION

THE CITY OF NEW YORK
 BROOKLYN COMMUNITY BOARD NO.3
 LANDMARKS & PRESERVATION COMMITTEE MEETING
 &
 NYC LANDMARKS PRESERVATION COMMISSION
 PUBLIC HEARING

MARCH.10TH, 2026

SCOPE OF WORK

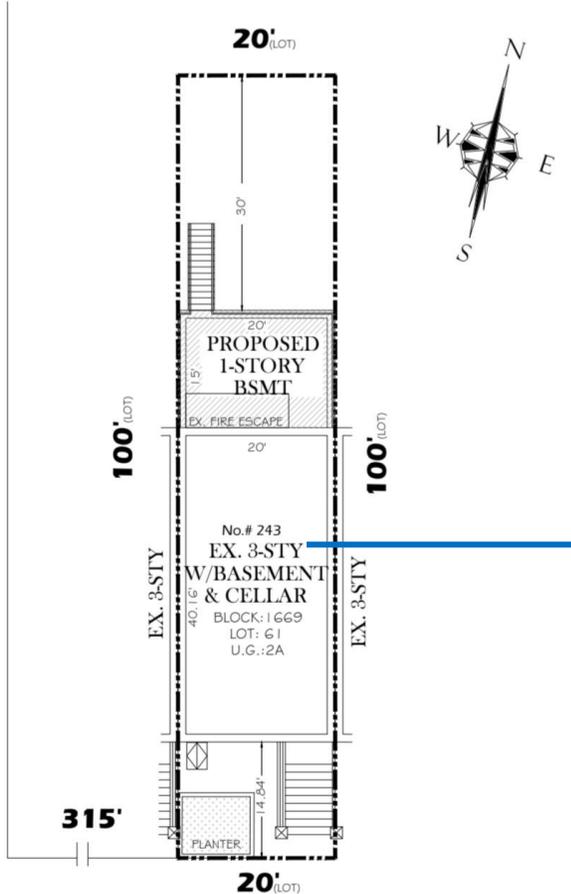
PROPOSE HORIZONTAL EXTENSION ON EXISTING BUILDING

ZONING INFORMATION

ADDRESS: 243 MAC DONOUGH ST, BROOKLYN, NY 11233
 BLOCK: 1669 LOT: 61
 ZONE: R6B MAP # 17A
 LOT AREA: 20.0' X 100.0' = 2000.0 SQ.FT

PLOT PLAN SCALE: 3/32"=1'-0"

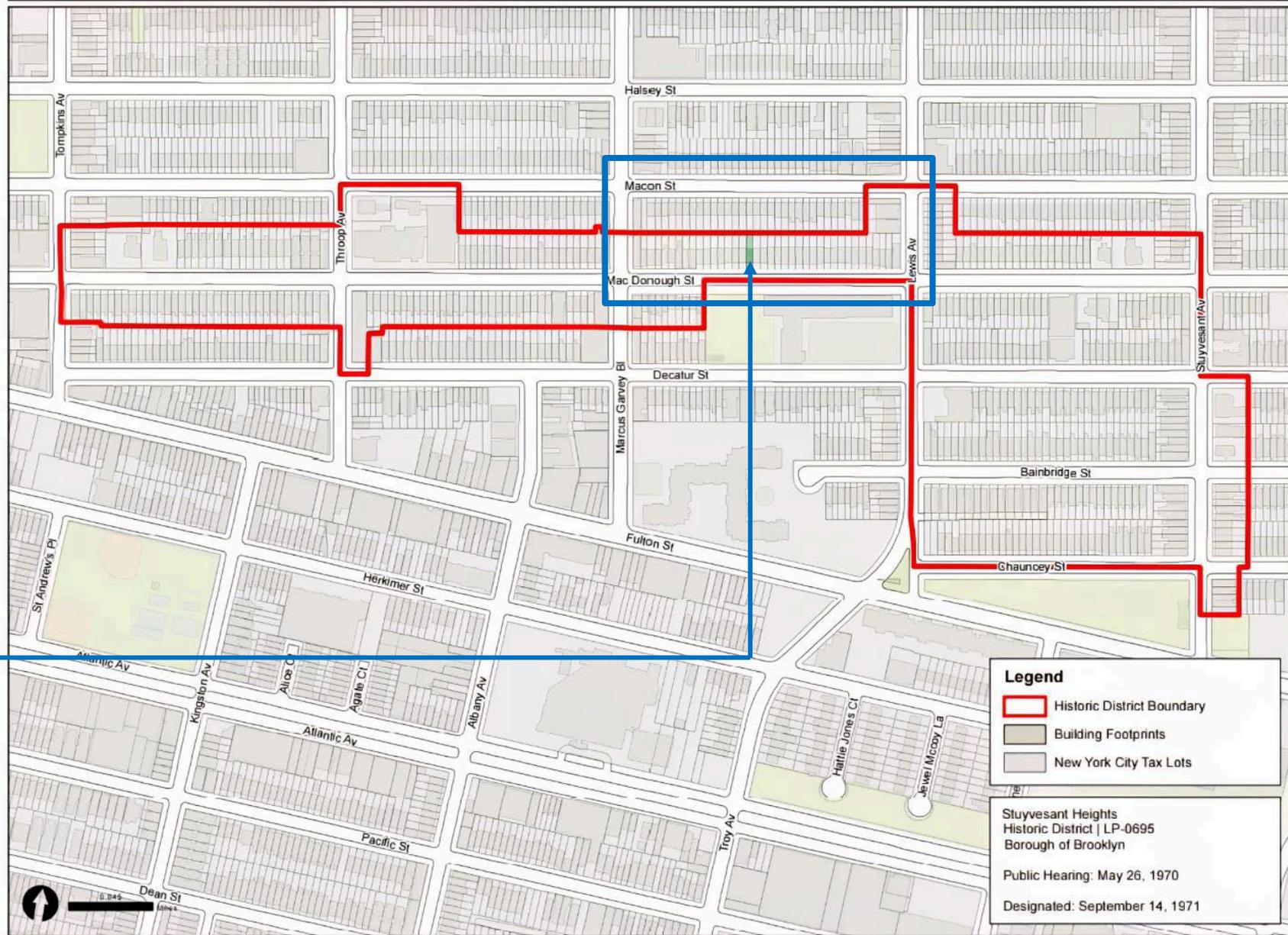
MARCUS CARVEY 70' WIDE BOULEVARD



MAC DONOUGH 70' WIDE STREET

BUILDING INFORMATION

Stuyvesant Heights Historic District | LP-0695



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3/27/2019

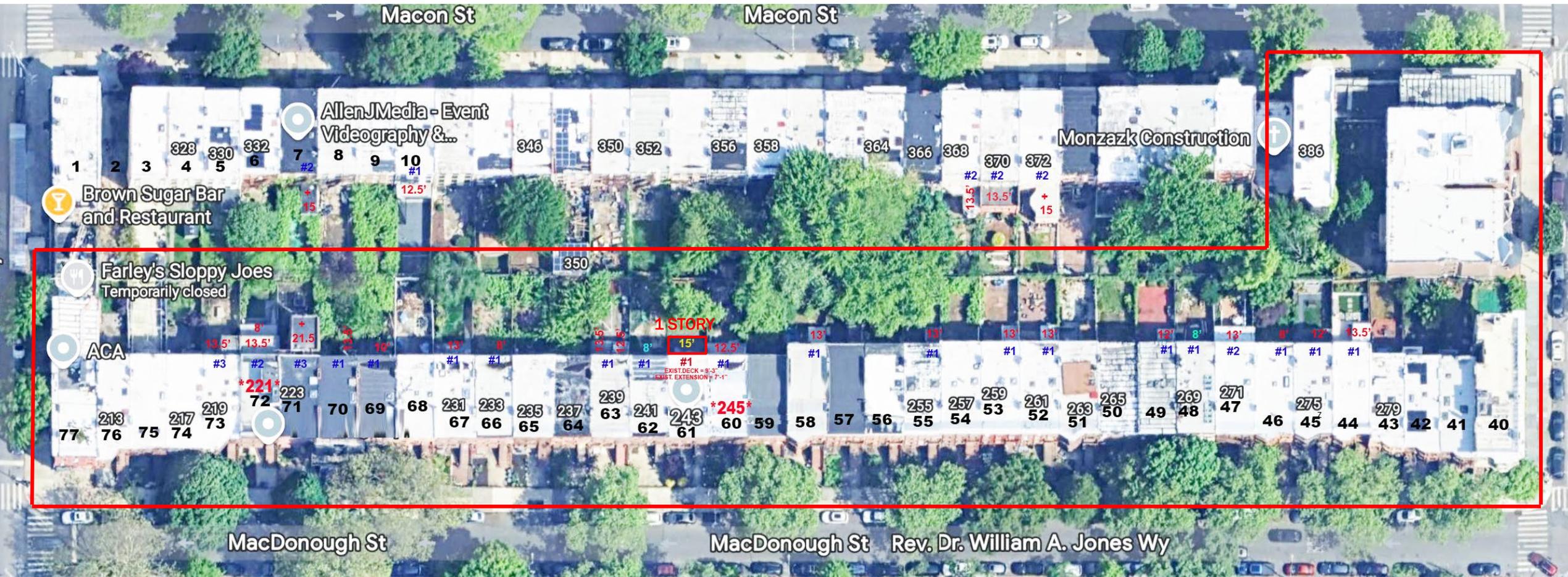
MAP OF HISTORIC DISTRICT LOCATING THIS BUILDING WITH IN

Legend

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Stuyvesant Heights
 Historic District | LP-0695
 Borough of Brooklyn

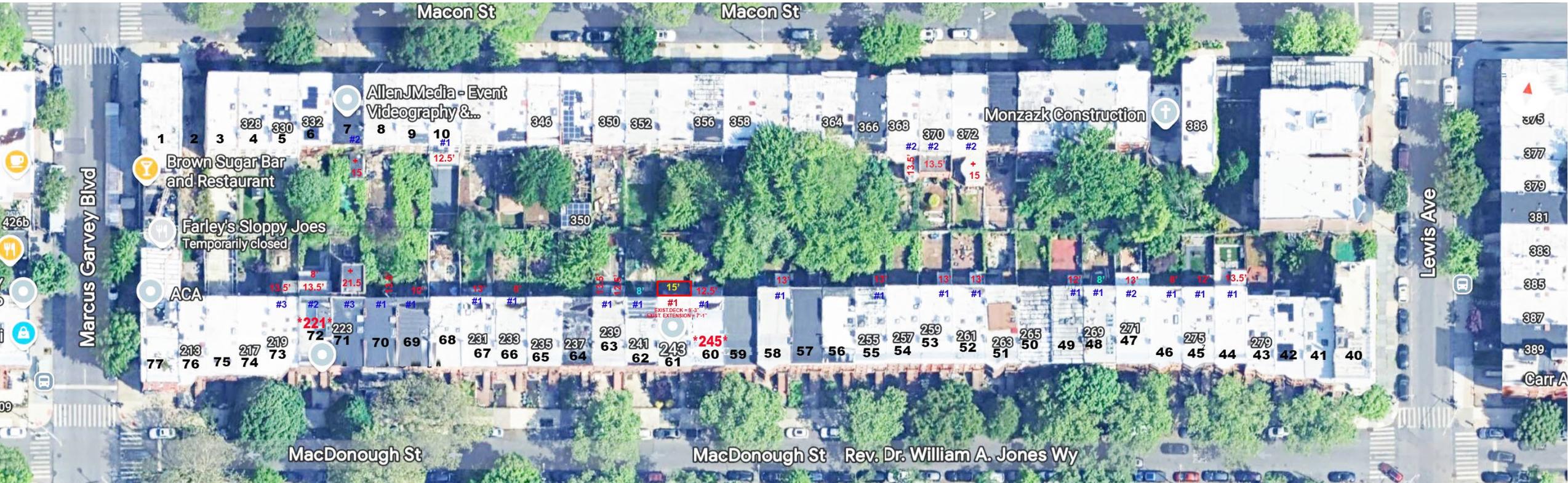
Public Hearing: May 26, 1970
 Designated: September 14, 1971



ANALYSIS:
 TOTAL ROWHOUSES: 74
 EXISTING ROWHOUSES WITH EXTENSION 19 OF 24 (INCLUDED 243 / NOT INCLUDED 2 DECKS)
 1 STORY ADDITION AT REAR YARD: 15 OF 16
 2 STORY ADDITION AT REAR YARD: 2 OF 6
 3 STORY ADDITION AT REAR YARD: 2
 < 0'-8' OF ADDITION DEPTH AT REAR YARD: 3
 < 8'-12' OF ADDITION DEPTH AT REAR YARD: 3
 < 12'-16' OF ADDITION DEPTH AT REAR YARD: 13 OF 18
 ** ADDITIONS IN THIS BLOCK ARE PREDOMINANTLY 12' TO 16' DEEP.

EXISTING # STORY REAR YARD ADDITION
PROPOSED # STORY REAR YARD ADDITION AT 243 MAC DONOUGH ST EEST

EXISTING BLOCK PLAN



EXISTING REAR EXTENSION



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.
 Yes No

Location Information

House No(s)	221
Street Name	MACDONOUGH ST
Borough	BROOKLYN
Block	1669
Lot	72
BIN	3046782

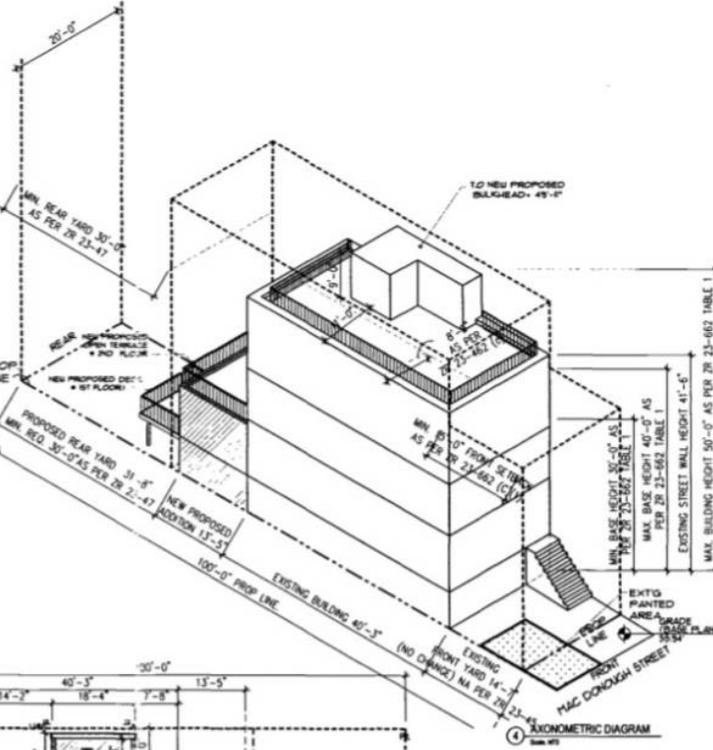
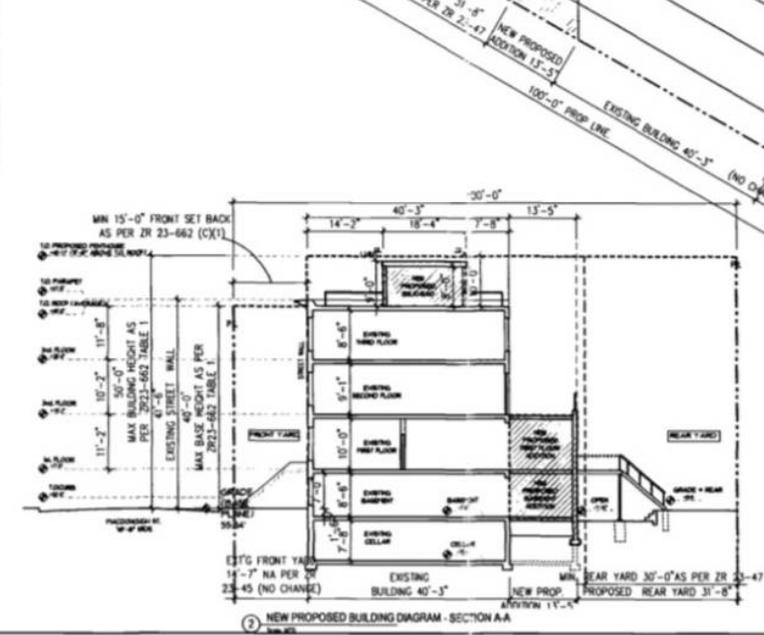
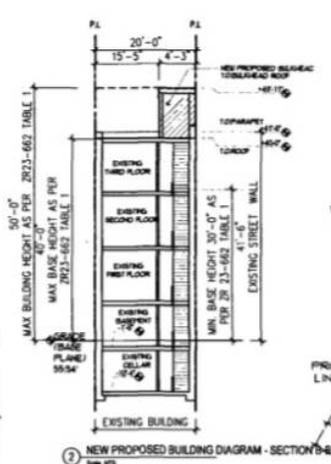
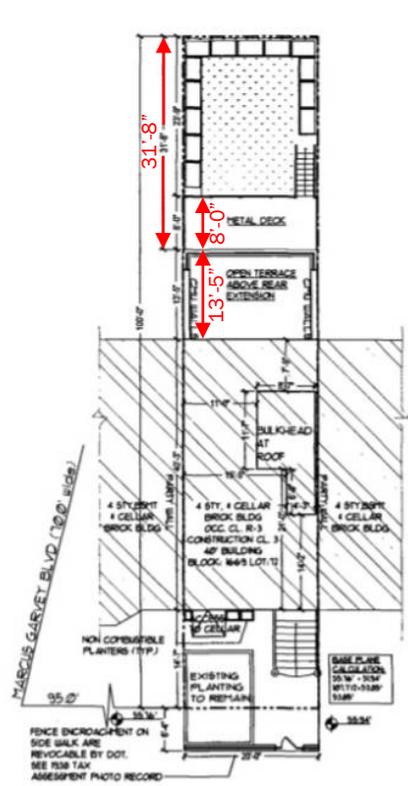
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print):
PARAG MEHTA
Signature: *Parag Mehta* Date: 2/1/17



P.E. / R.A. Seal (apply seal, then sign and date over seal)
EXAMINEE FOR EXISTING RECORD AND PREVENTION OF CONFLICT OF INTEREST

BIS Doc #
JUL 26 2017
OKLEVIN CHAN, P.E. SIGN AND DATE



REAR EXTENSION @ 221 MACDONOUGH STREET (CASE STUDY)



REAR EXTENSION @ 221 MACDONOUGH STREET (CASE STUDY)

EXISTING REAR EXTENSION

House # 243 / Lot # 61

The existing front facade
to be remained

No change,
No work, and No effect.

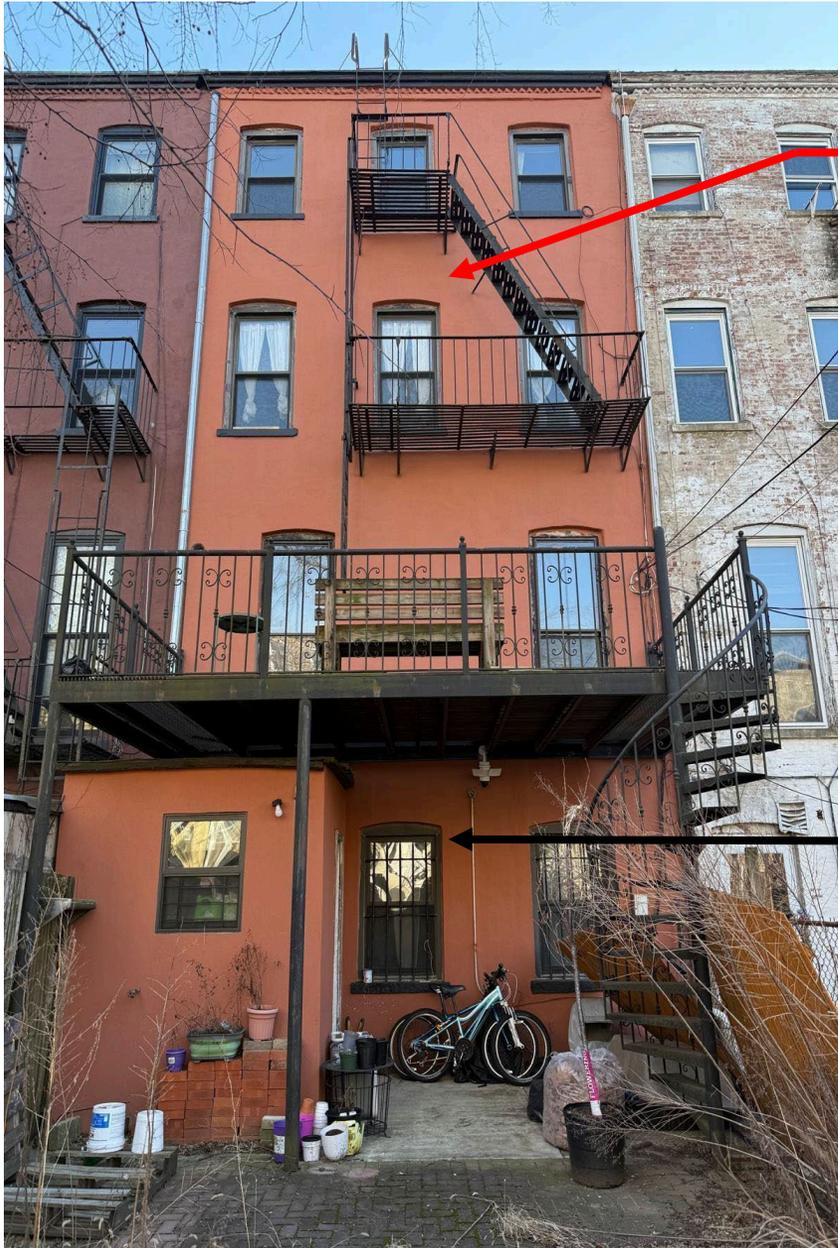


CURRENT PHOTO



HISTORIC 1940S TAX PHOTO

EXIST. FRONT FAÇADE : NO WORK



Existing 2nd & 3rd to be remained
no work, no change, and
no effect.

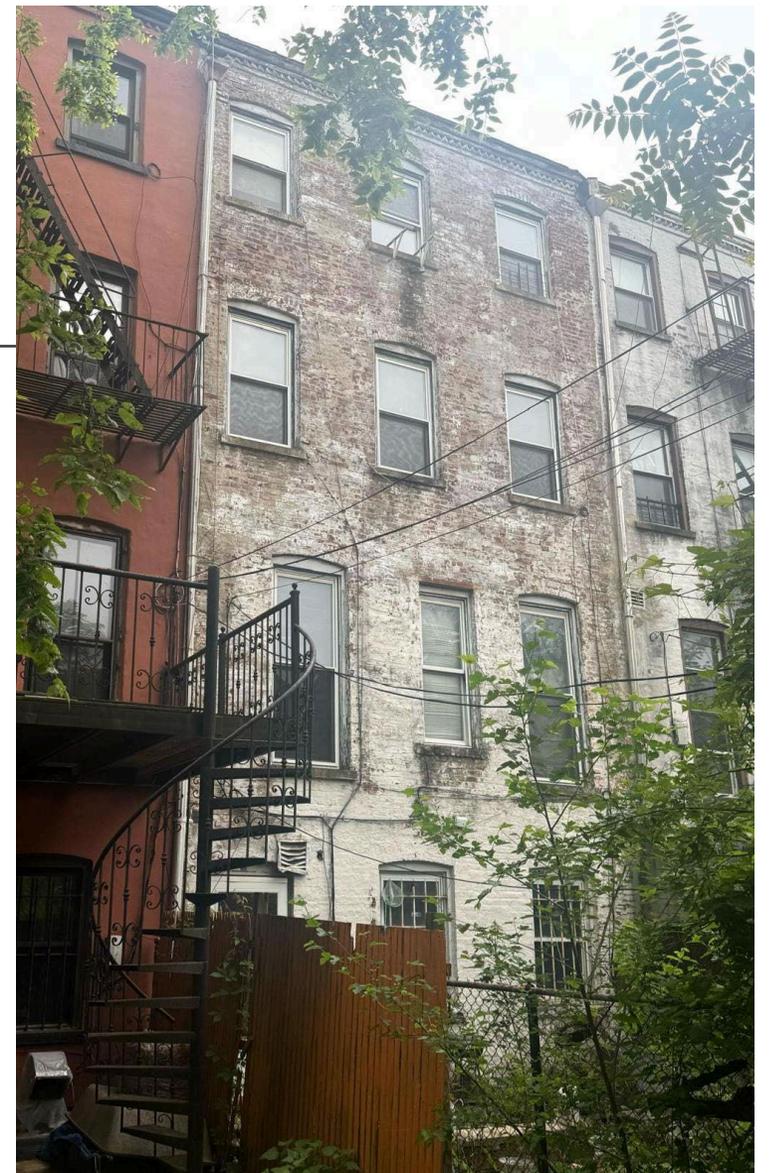
1. The proposed one story rear extension is not visible from any streets in this block.
(See sight line view plan / section in supported documents)
2. Please review proposed NYC DOB / LPC code compliance plans, sections, elevations and all details in supported documents)



#241



#243



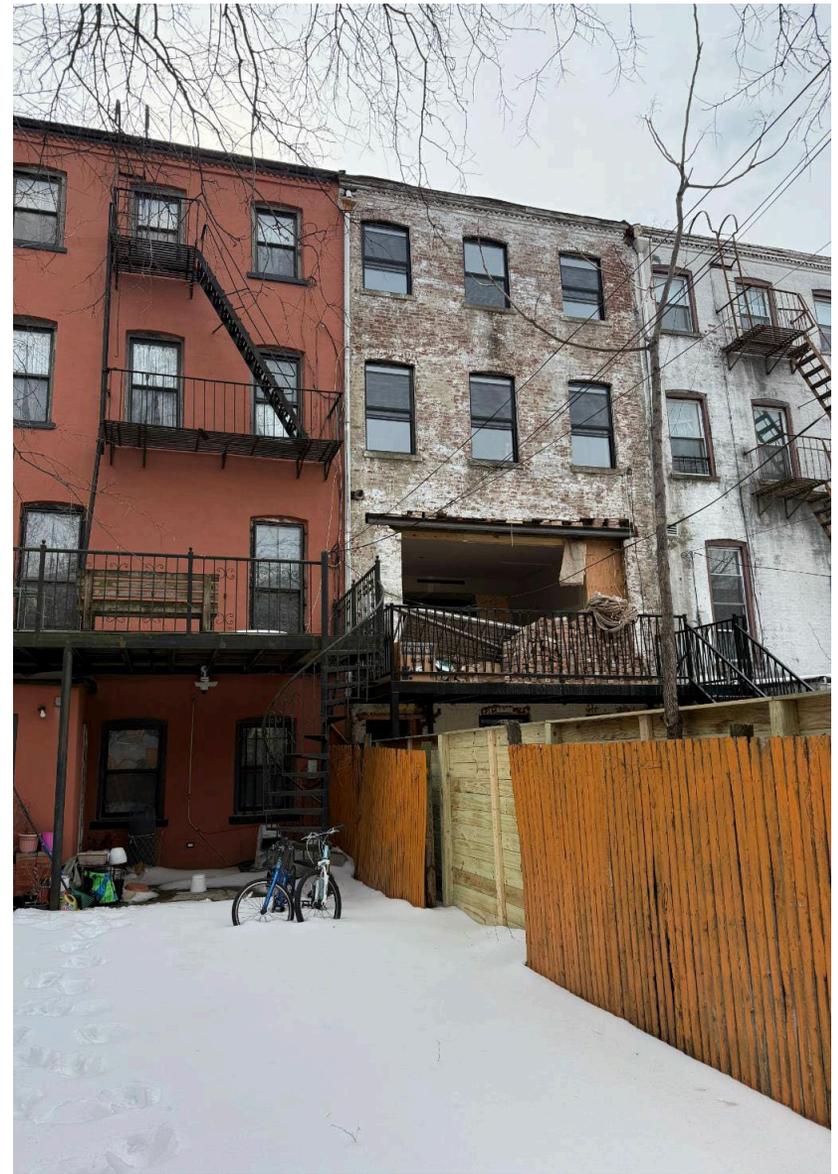
#245



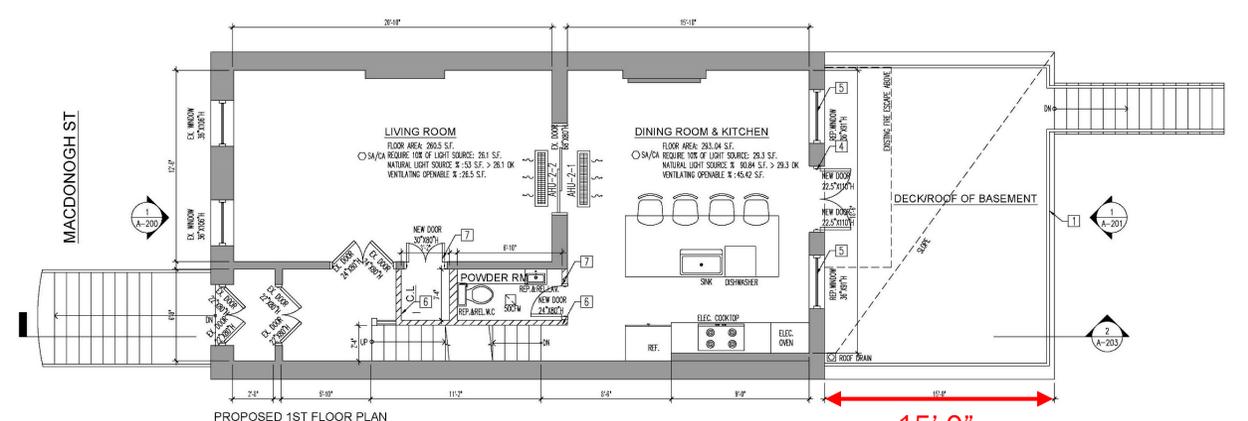
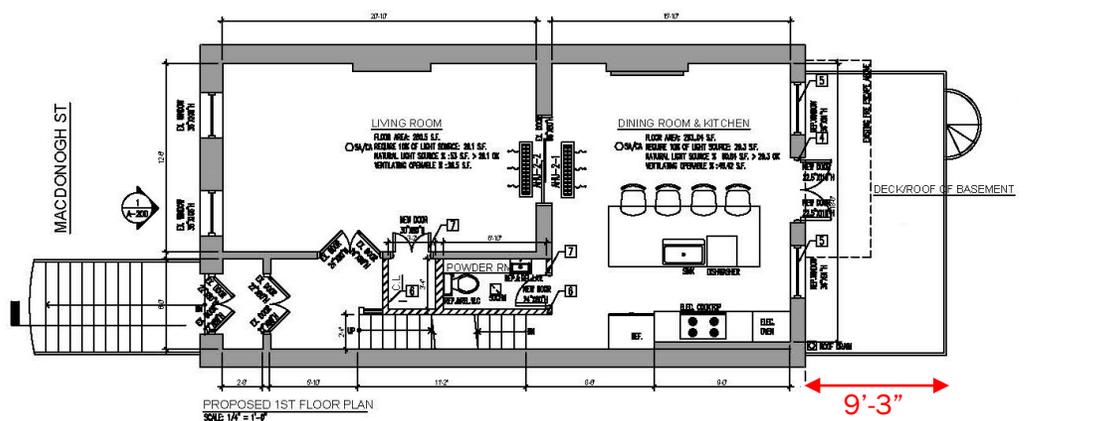
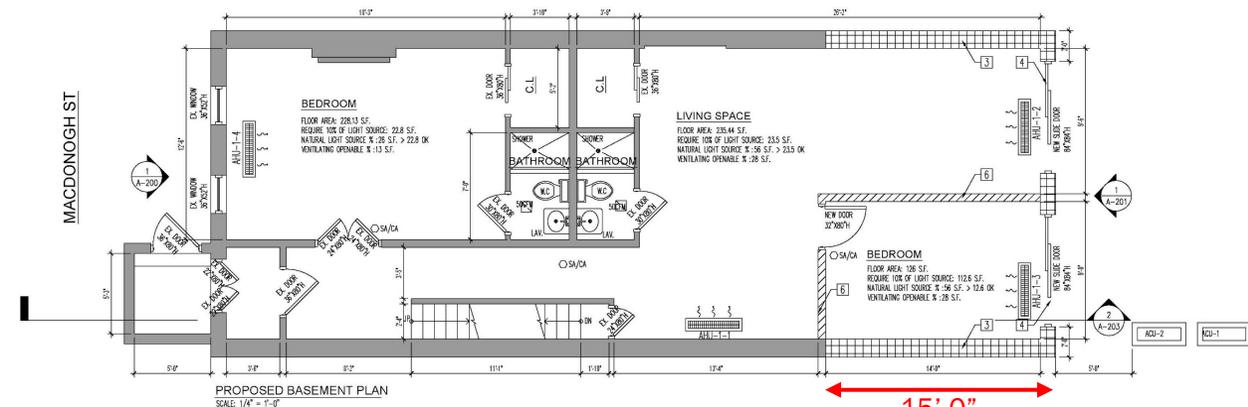
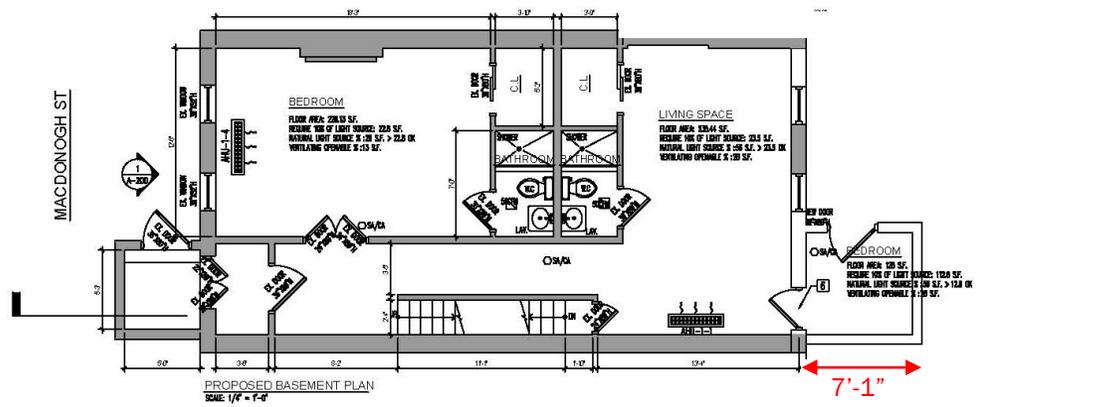
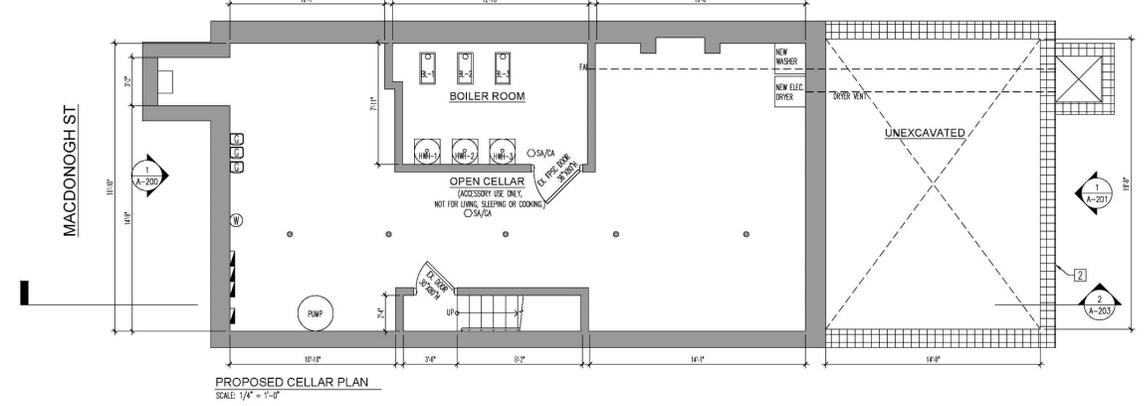
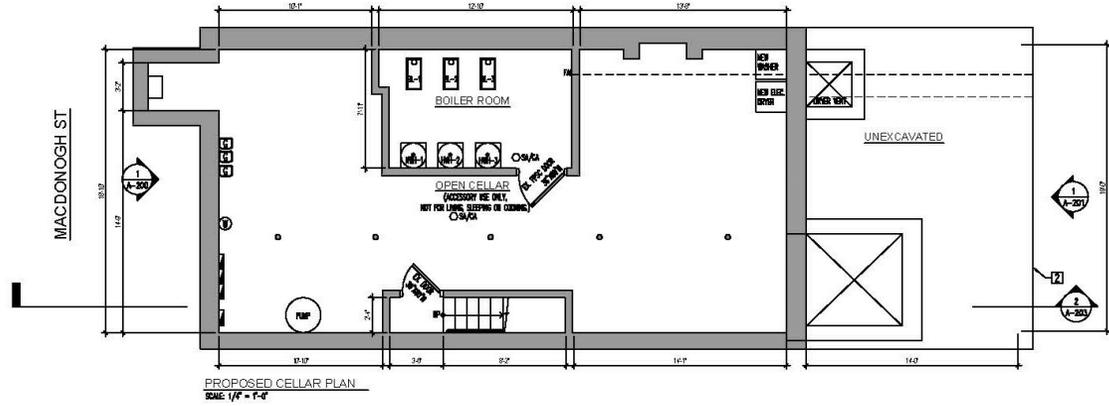
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#243



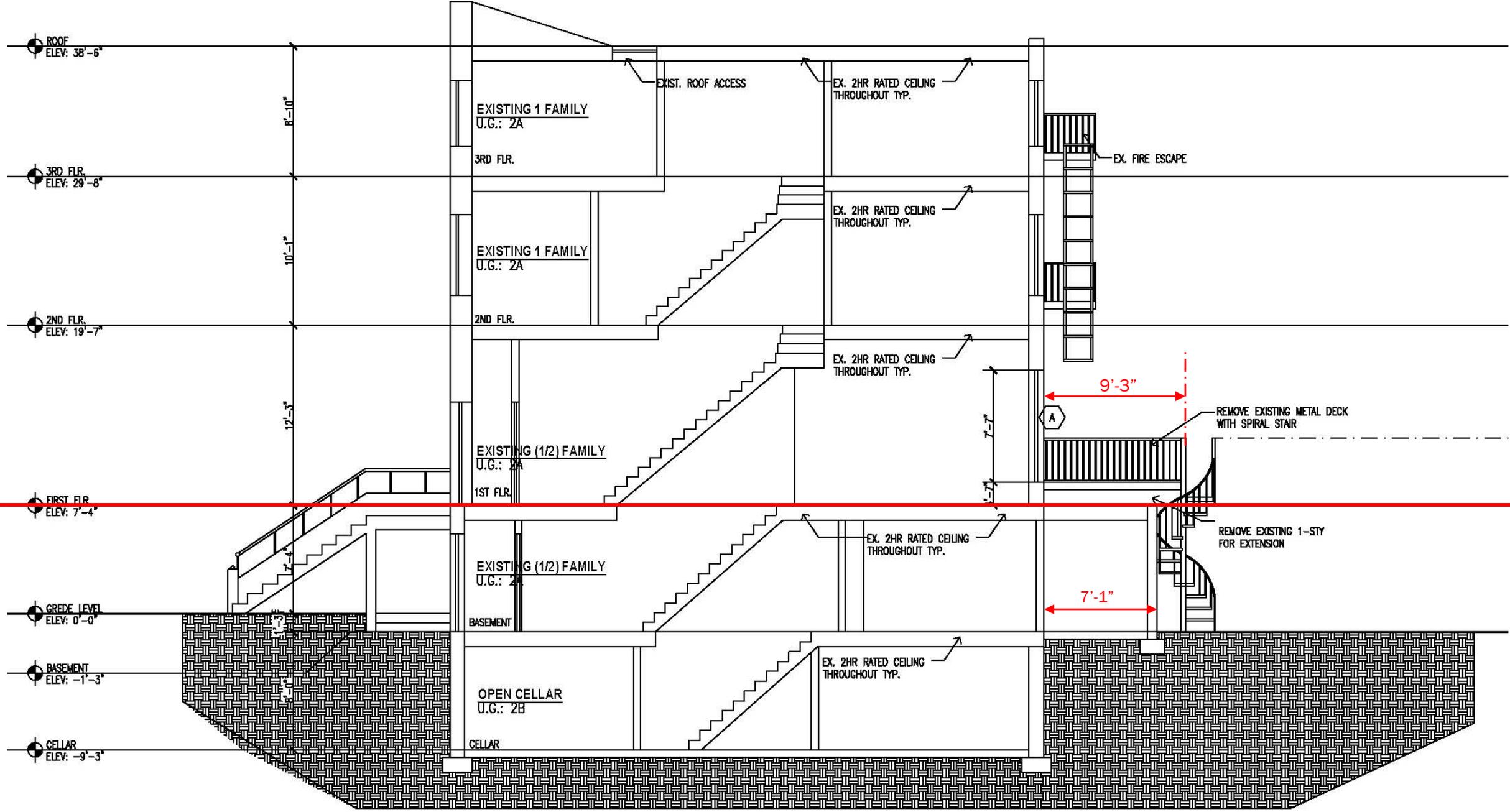
#245



EXISTING PLAN

PROPOSED PLAN

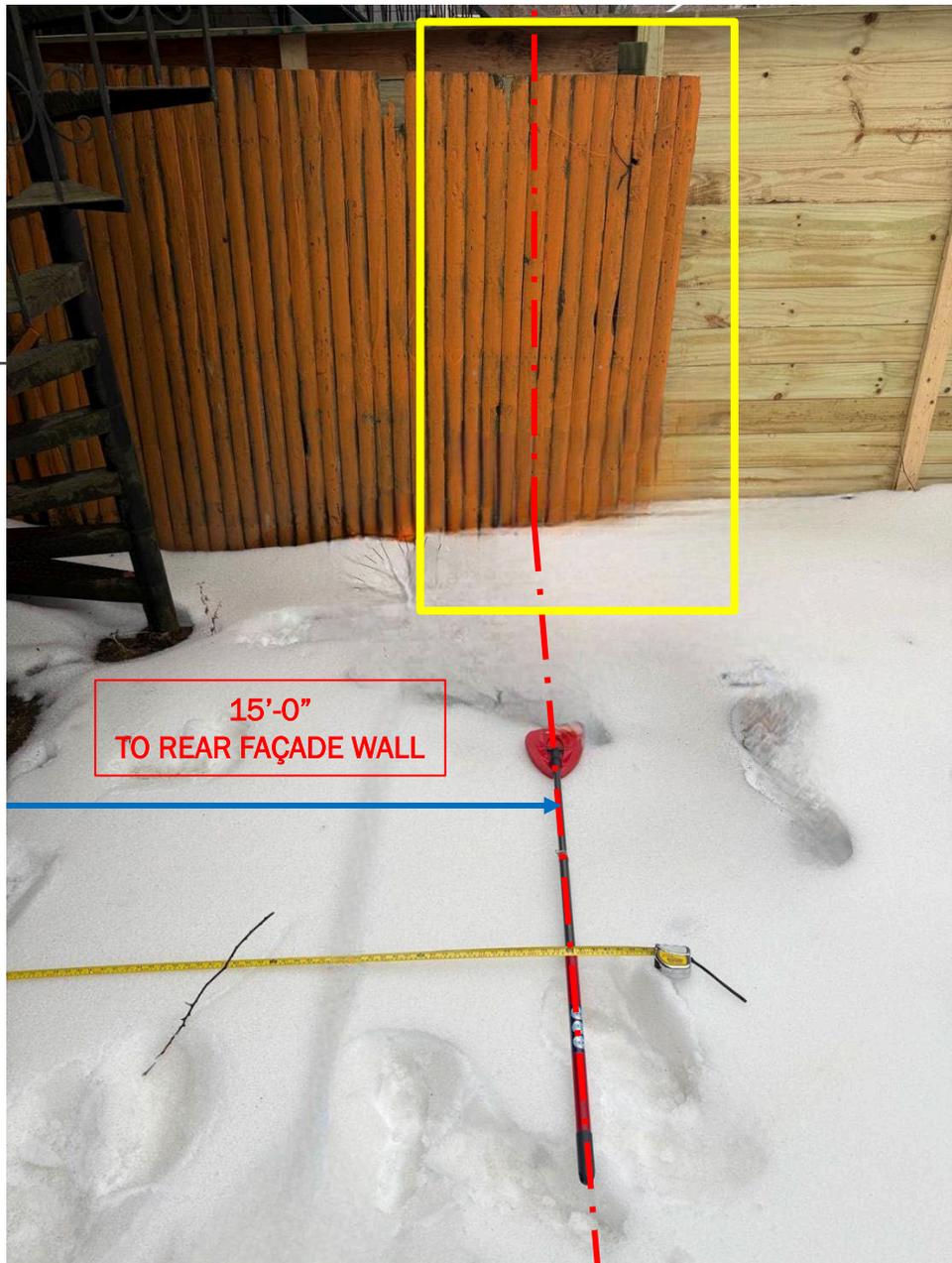
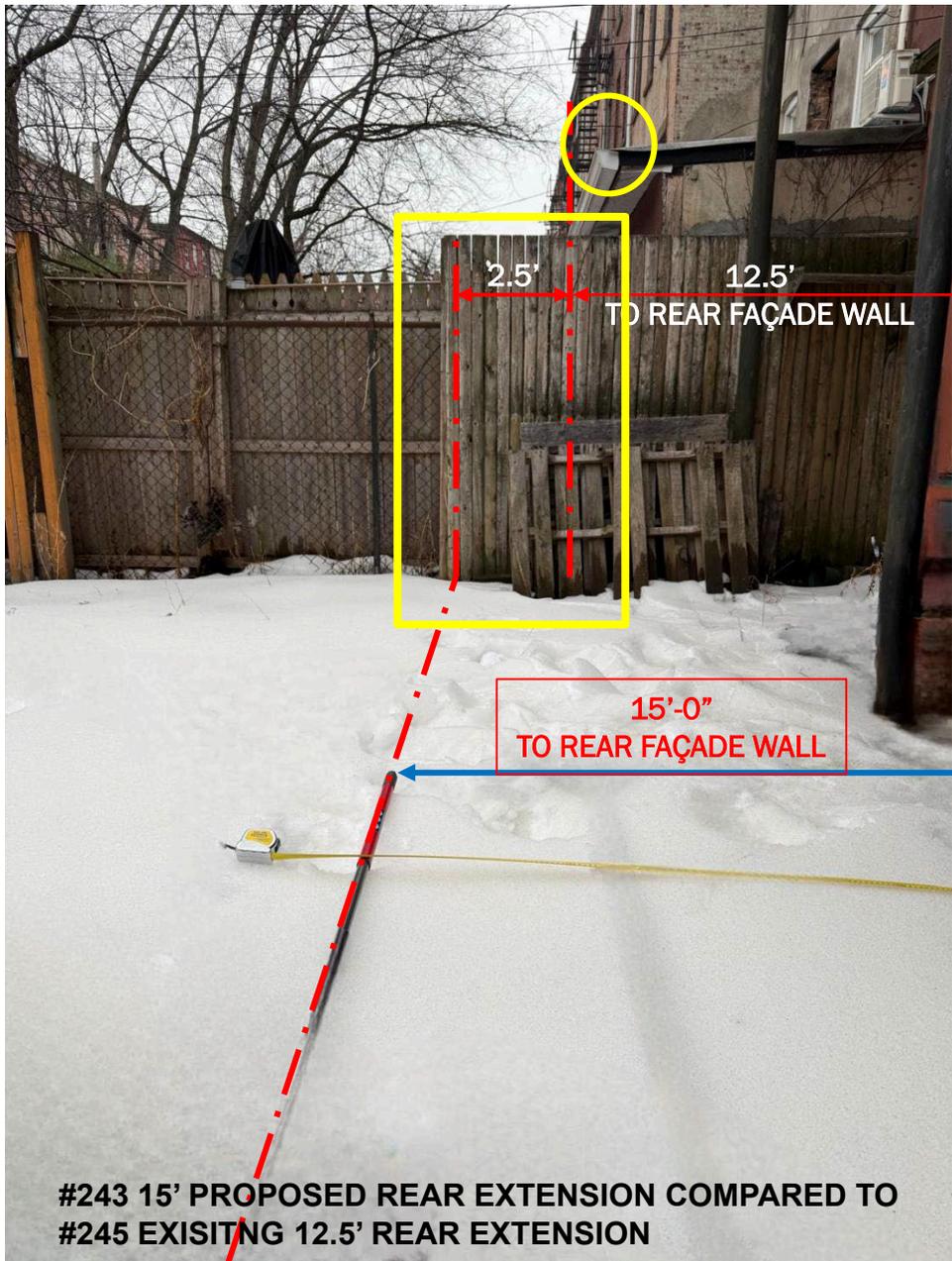
EXIST. & PROPOSED PLAN



EXIST. SECTION



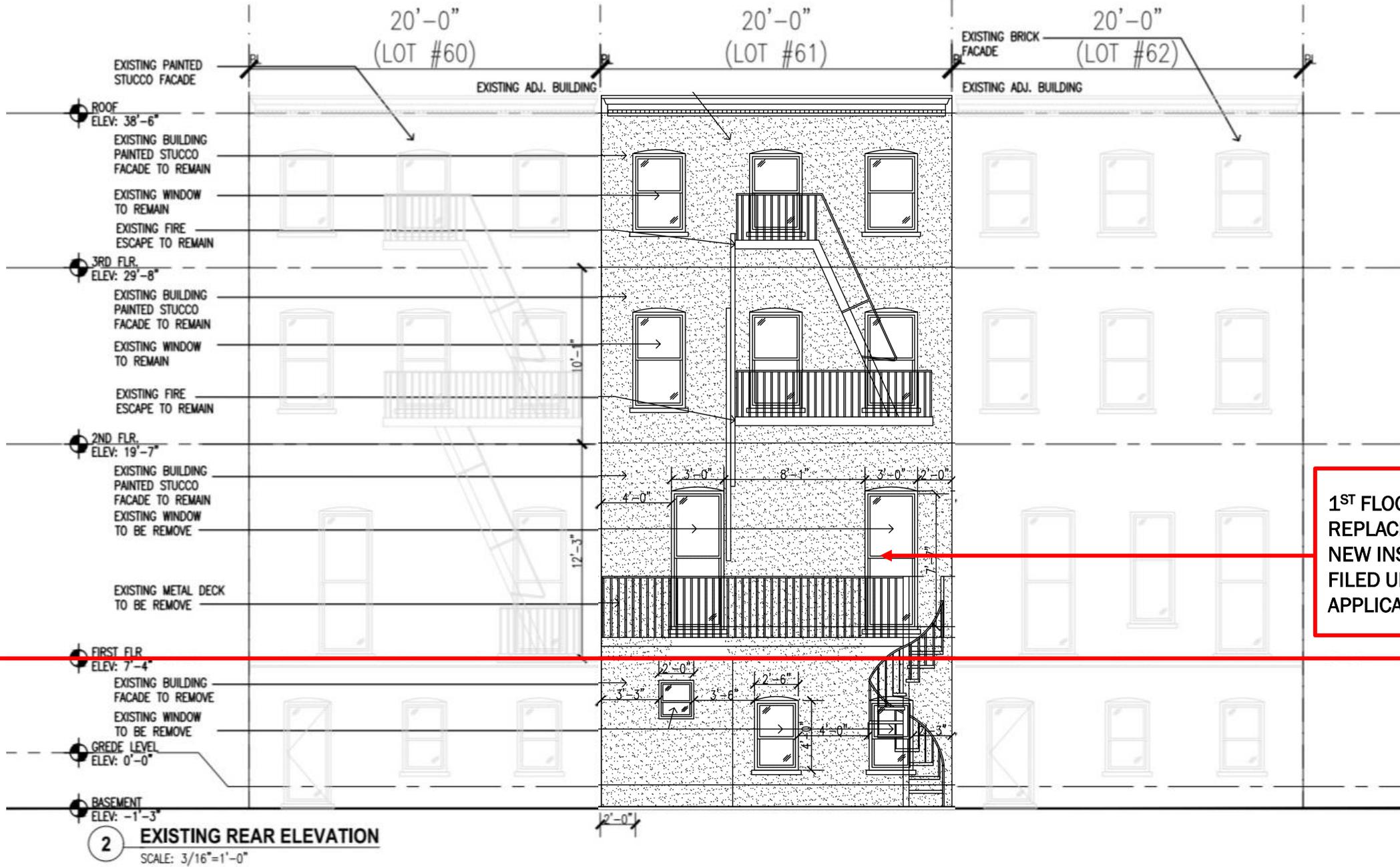
REAR EXTENSION HEIGHT



REAR EXTENSION HEIGHT



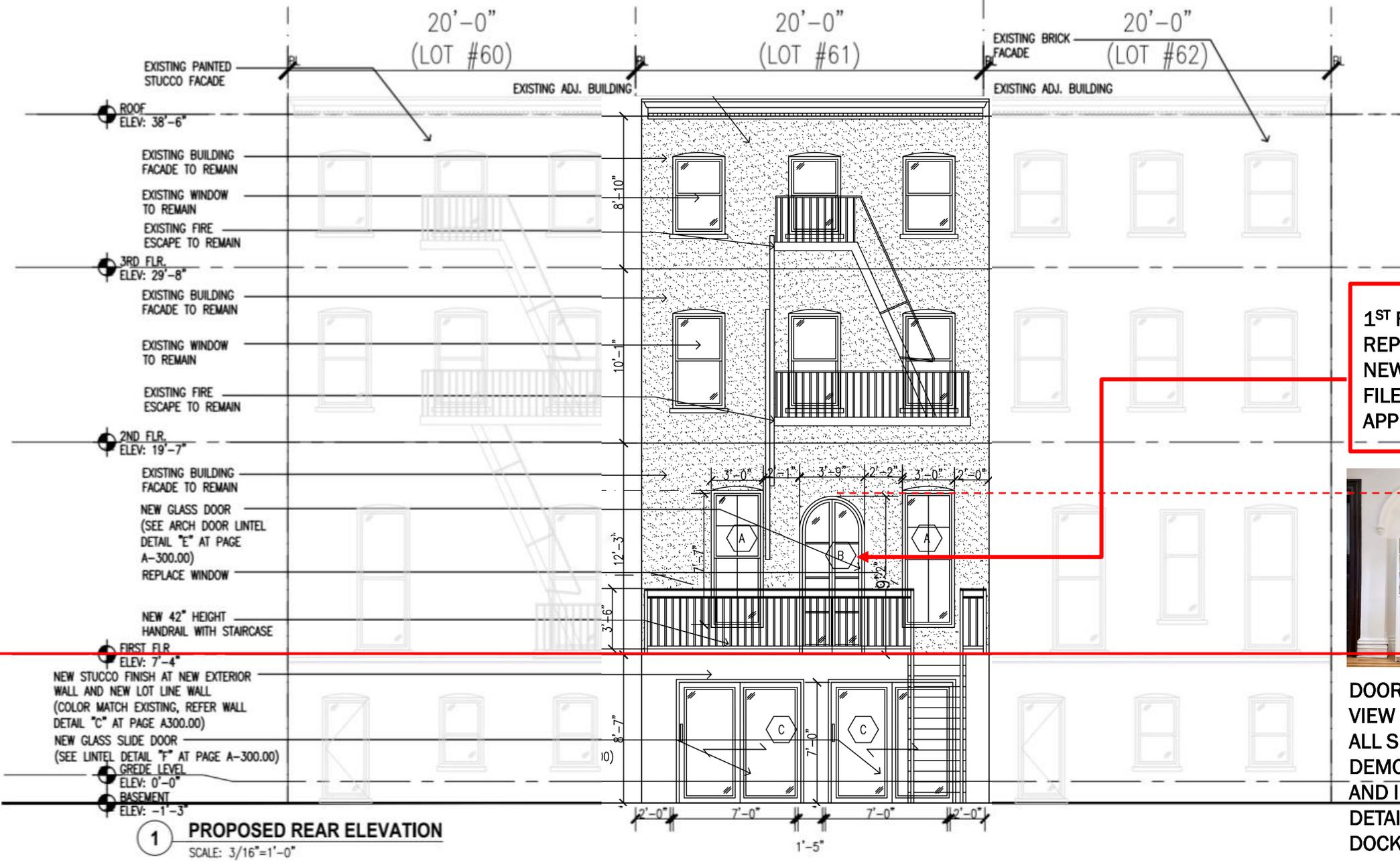
PROPOSED REAR EXTENSION LENGTH



1ST FLOOR OPENINGS
REPLACEMENT AND
NEW INSTALLATION ARE
FILED UNDER SEPARATED
APPLICATION

2 EXISTING REAR ELEVATION
SCALE: 3/16"=1'-0"

EXIST. ELEVATION



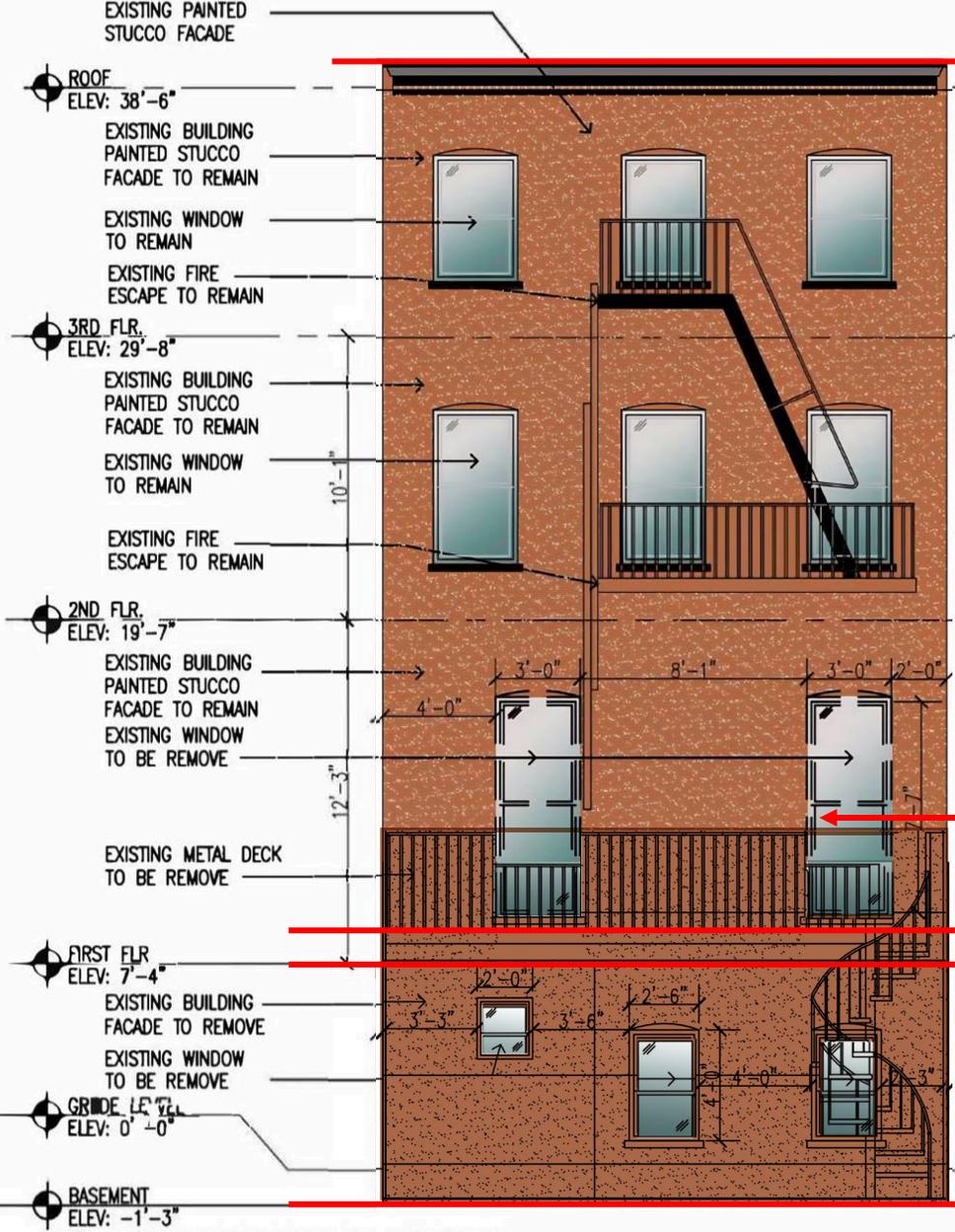
**1ST FLOOR OPENINGS
REPLACEMENT AND
NEW INSTALLATION ARE
FILED UNDER SEPARATED
APPLICATION**



**DOOR TYPE "A" LOCATION
VIEW FROM INTERIOR:
ALL SPECIFICATION,
DEMOLITION, CONSTRUCTION
AND INSTALLATION
DETAILS FILED UNDER SEPARATE
DOCKET # LPC-25-09253**

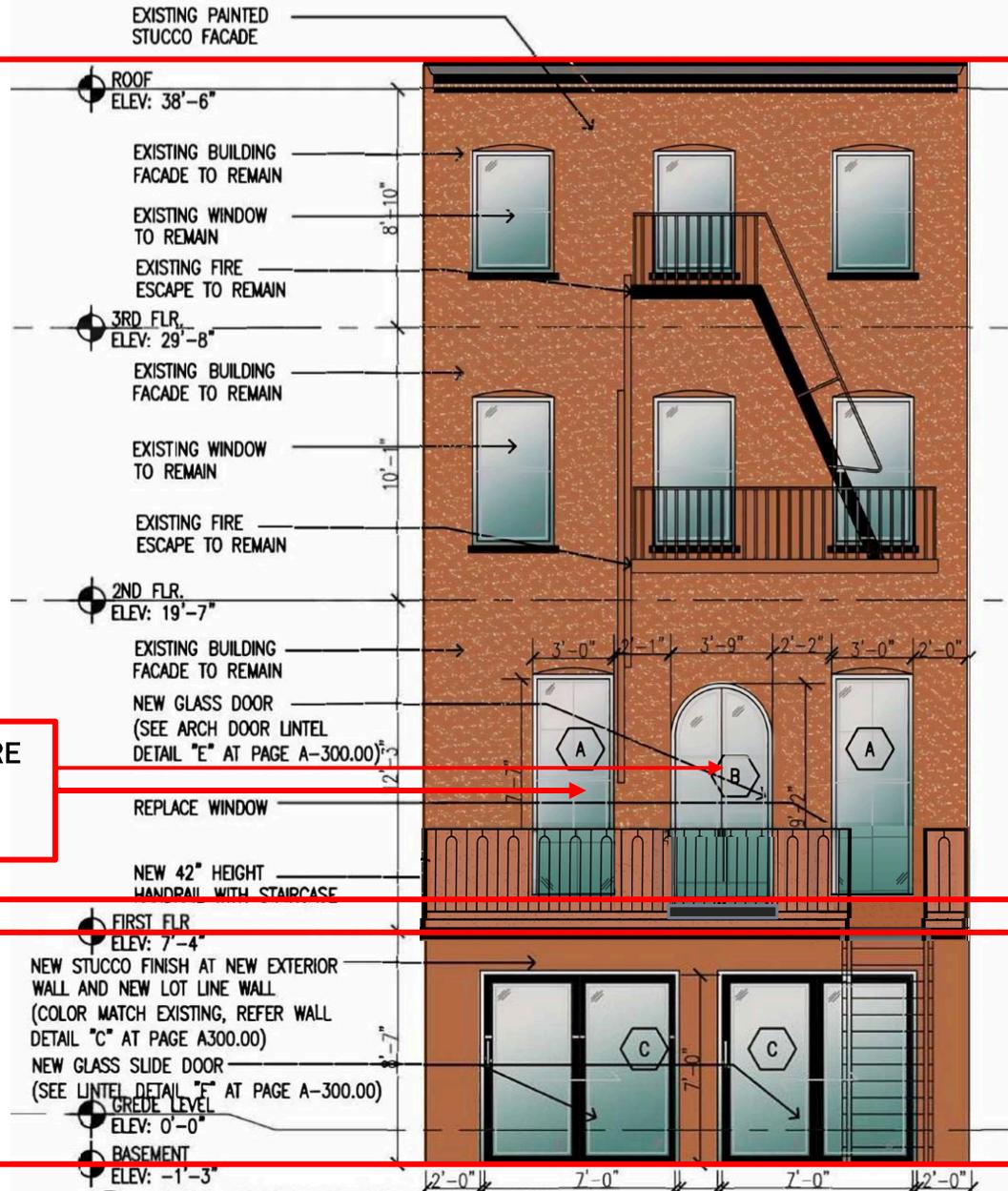
1 PROPOSED REAR ELEVATION
SCALE: 3/16"=1'-0"

PROPOSED ELEVATION

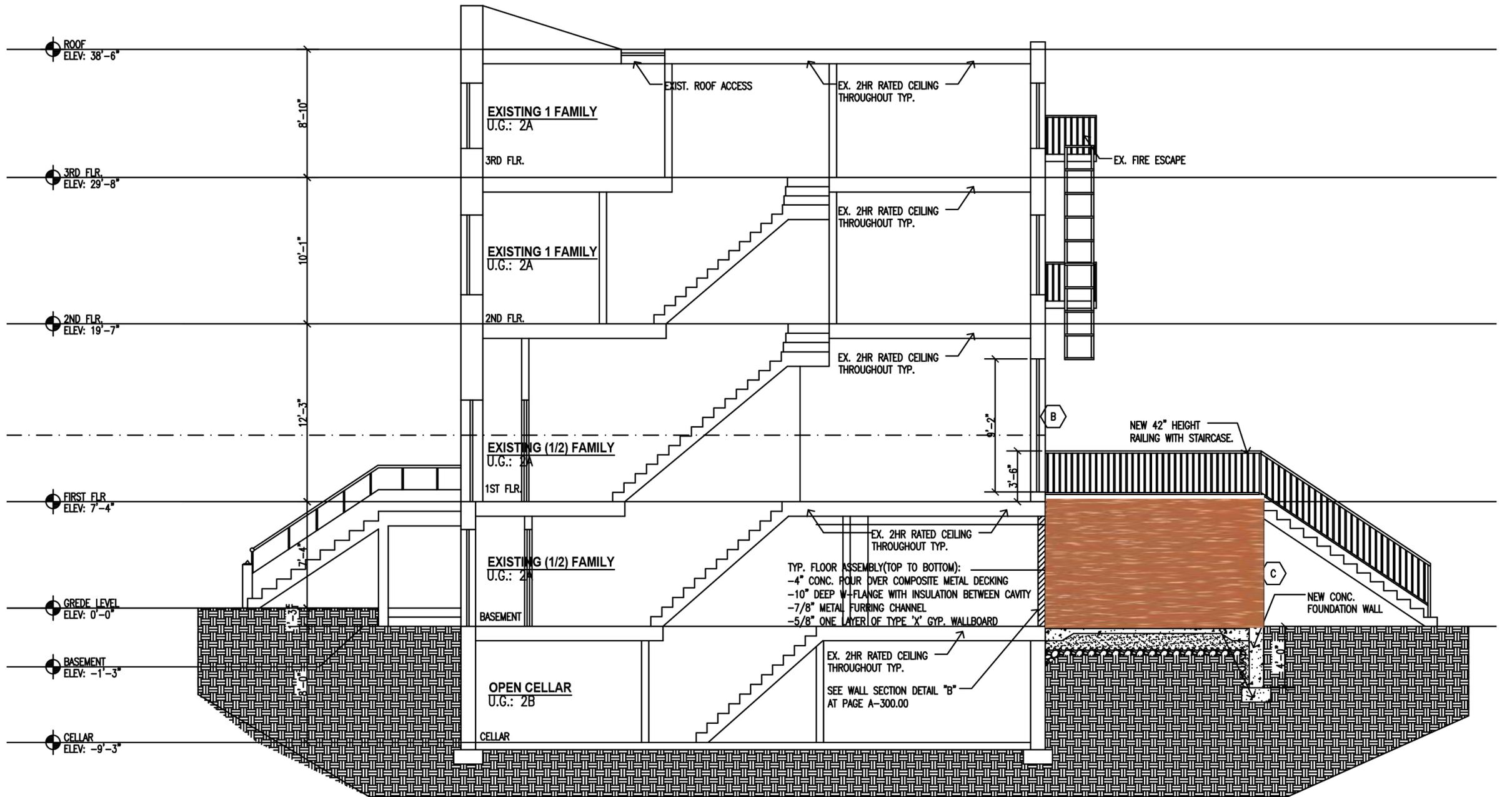


2 EXISTING REAR ELEVATION
SCALE: 3/16"=1'-0"

1ST FLOOR OPENINGS ARE FILED IN SEPARATED APPLICATION



3 PROPOSED REAR ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED SIDE WALLS FINISHING

BUILDING CODE 1968 ANALYSIS

TABLE 3-2 TYPICAL OCCUPANCIES FOR OCCUPANCY CLASSIFICATION:		
OCCUPANCY GROUP	DESIGNATION	REPRESENTATIVE OCCUPANCIES
RESIDENTIAL (R)	R-2(J-2)	CLASS "A" M.D
PROPOSED: 3 FAMILY DWELLINGS		

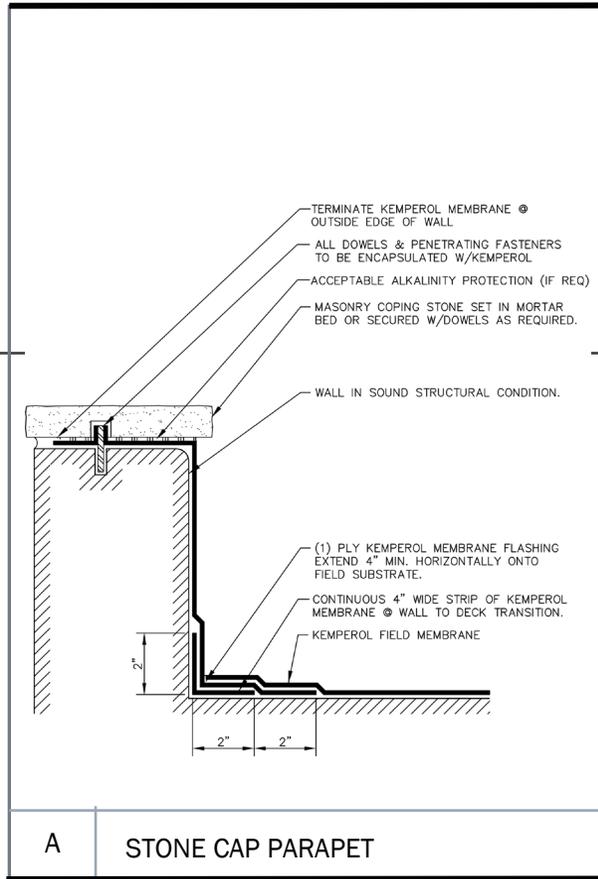
TABLE 3-3 CONSTRUCTION CLASS	
CONSTRUCTION GROUP	CLASS
I-NONCOMBUSTIBLE	I-B (2-HR. PROTECTED)
PROPOSED: SEE WALL TYPE FOR FIRE RATING (A-200)	

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS			
BUILDING ELEMENT	TYPE I-B		
	RATING	NOTE	
PRIMARY STRUCTURAL FRAME	2-HR		
BEARING WALLS	EXTERIOR	2-HR	
	INTERIOR	2-HR	
NONBEARING WALLS & PARTIONS	EXTERIOR	SEE TABLE-602	
	INTERIOR	0	
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2-HR		
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1-HR		

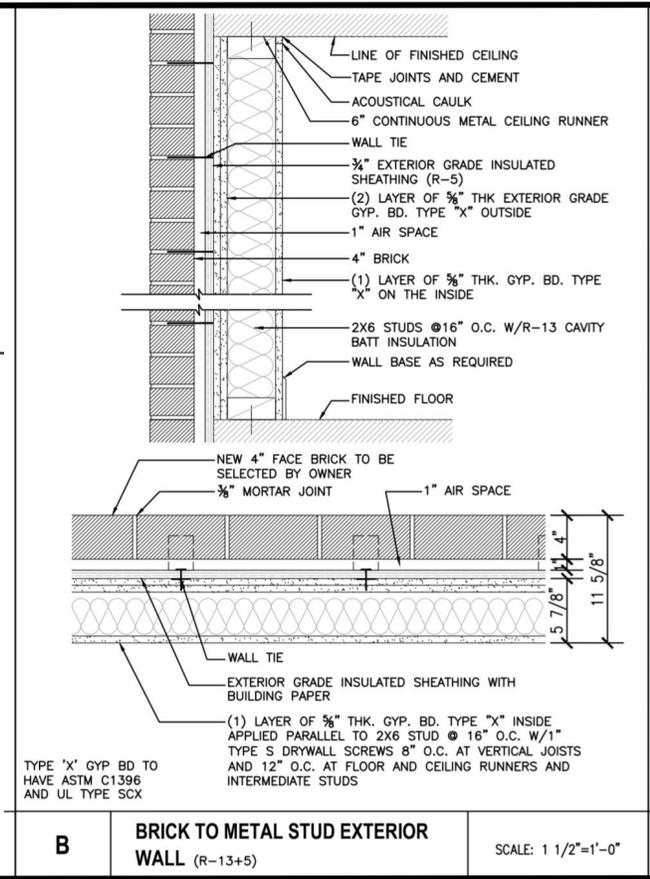
TABLE 602 FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE		
FIRE SEPARATION DISTANCE=X (FEET)	TYPE OF CONSTRUCTION & OCCUPANCY GROUP	FIRE SEPARATION RATING
X < 5	I-B & R-2	1-HR
5 ≤ X < 10	I-B & R-2	1-HR
10 ≤ X < 30	I-B & R-2	1-HR
X ≥ 30	I-B & R-2	0-HR

TABLE 503 ALLOWABLE BUILDING HEIGHT AND FLOOR AREAS		
CONSTRUCTION GROUP	NON-COMBUSTIBLE CONSTRUCTION TYPE-IB	
RESIDENTIAL (R)	AREA	NO LIMIT
	HEIGHT	NO LIMIT
EXISTING: X', 2.5 STORIES (SEE A-001 FOR FLOOR AREA AND BUILDING HT.)		

TABLE 508.4 REQUIRED FIRE SEPARATION OF OCCUPANCIES	
CONSTRUCTION GROUP	FIRE RATED
RESIDENTIAL(R)	NO SEPARATION REQUIRED.

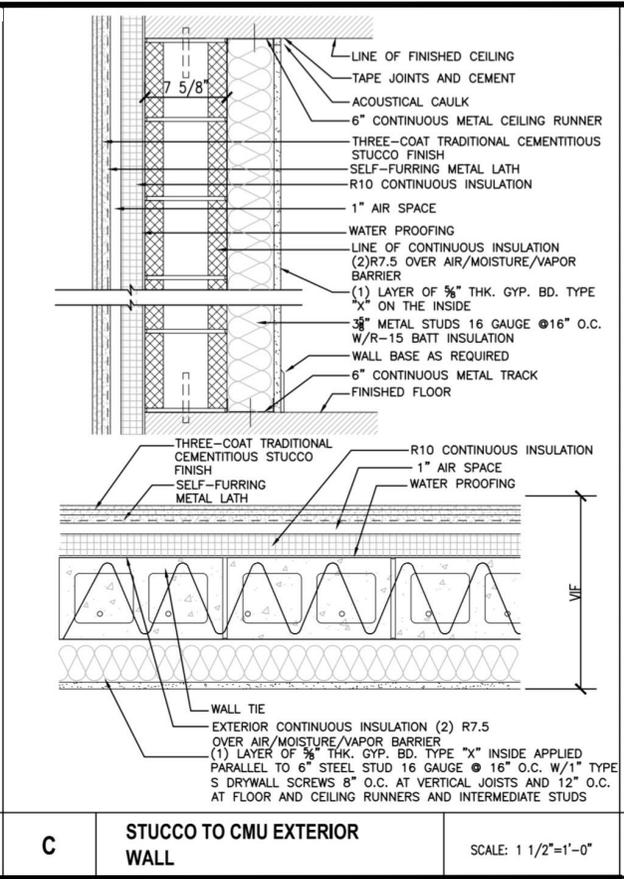


A STONE CAP PARAPET



B BRICK TO METAL STUD EXTERIOR WALL (R-13+5)

SCALE: 1 1/2"=1'-0"



C STUCCO TO CMU EXTERIOR WALL

SCALE: 1 1/2"=1'-0"

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APPENDIX

FLOOR AREA CALCULATION

MAX. F.A.R.	R6B = 2.0 (ZR 23-22)	2.0 X 2000.0 =4000.0 S.F.		
FLOOR	EXIST'G F.A. /U.G.	PROPOSED F.A. /U.G.	BUILDING GROSS F.A.	ZONING F.A.
CELLAR	803.2 S.F. (U.G.: 2B)	0.0 S.F. (U.G.: II)	803.2 S.F.	NOT COUNTED (U.G.: II)
BASEMENT	803.2 S.F. 1-FAMILY CONJUNCTIVELY W/1ST FLOOR (U.G.: 2A)	300.0 S.F. (U.G.: II)	1103.2S.F.	1103.2 S.F. (U.G.: II)
1ST FLR.	803.2 S.F. 1-FAMILY CONJUNCTIVELY W/BASEMENT (U.G.: 2A)	0.0 S.F. (U.G.: II)	803.2 S.F.	803.2 S.F. (U.G.: II)
2ND FLR.	803.2 S.F. 1-FAMILY (U.G.: 2A)	0.0 S.F.	803.2 S.F.	803.2 S.F. (U.G.: II)
3RD FLR.	803.2 S.F. 1-FAMILY (U.G.: 2A)	0.0 S.F.	803.2 S.F.	803.2 S.F. (U.G.: II)
TOTAL	4016.0 S.F.	300.0 S.F.	4316.0 S.F.	3512.8 S.F.
TOTAL ZONING F.A.: 3512.8 S.F. < 4000 S.F. (OK, COMPLY)				
TOTAL ZONING F.A. RATIO.: 1.76 < 2 (OK, COMPLY)				

ZONING ANALYSIS

R6B-MANDATORY QUALITY HOUSING

MIN. LOT AREA OR LOT WIDTH FOR RESIDENCES: (ZR23-12)

MIN. LOT SIZES: 1700 SQFT
 MIN. LOT WIDTH: 18'
 EXISTING LOT SIZE: 2000 SQFT > 1700 SQFT, OK
 EXISTING LOT WIDTH: 20' > 18', OK

MAX LOT COVERAGE REQUIREMENT: (ZR23-362(a))

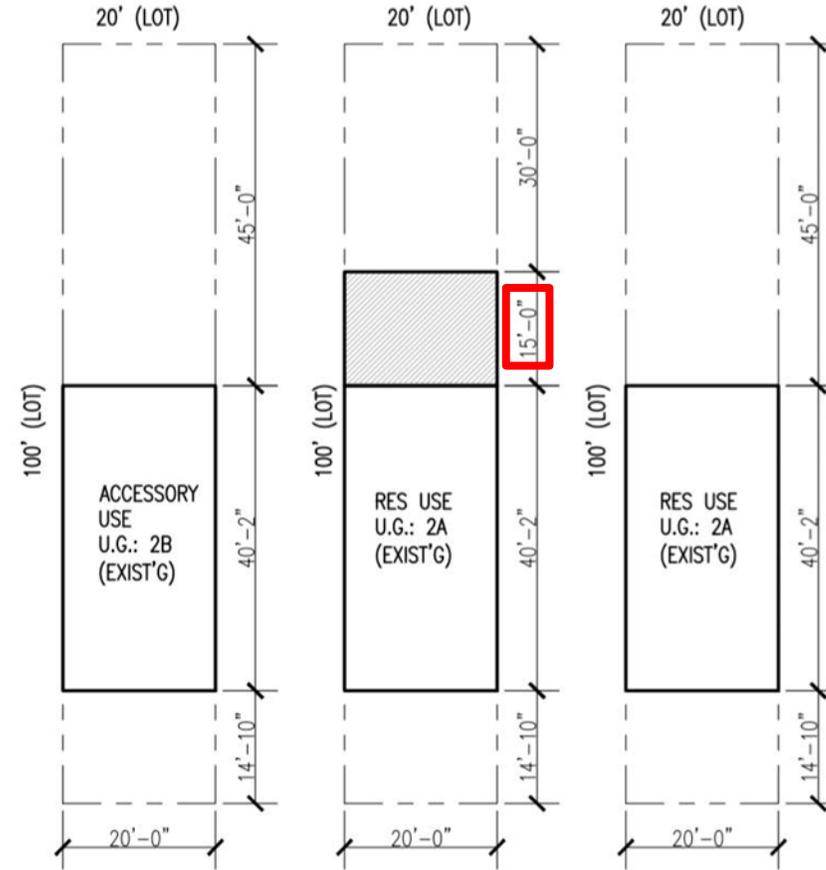
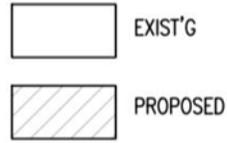
MAX. LOT COVERAGE: 80% - 2000X80%=1600 SF
 PROPOSED LOT COVERAGE: 1103.2 < 1600 SF (OK)

DENSITY REQUIREMENTS: (ZR 23-52)

R6B DENSITY UNIT AT 680, 4000/680=5.88 OR 5 D.U.
 EXISTING (3) DWELLING UNIT, 3 < 5 (NO CHANGE-OK)

FLOOR AREA DIAGRAMS

SCALE: 1/16"=1'-0"



CELLAR FLOOR FLR AREA:
 20.0X40.16(803.2EX)
 =803.2 SF.
 (NOT COUNTED IN F.A.)

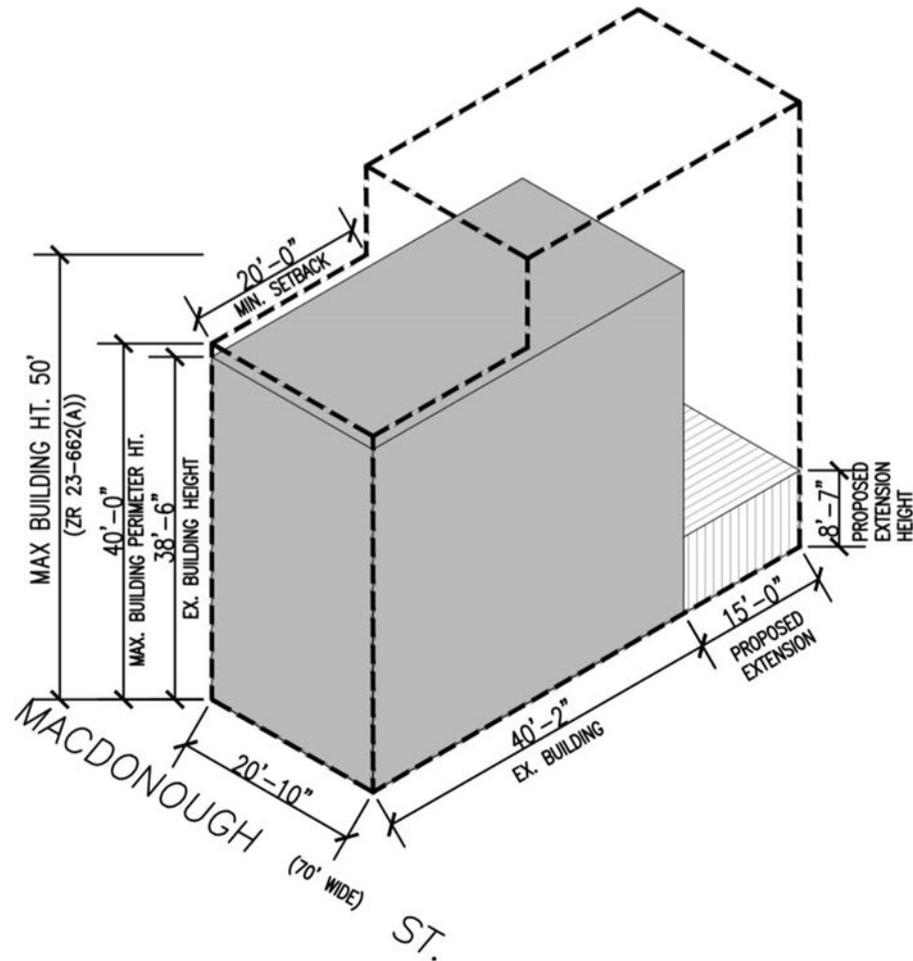
BASEMENT FLR AREA:
 20.0X40.16(803.2EX)+
 20.0X15.0(300.0NEW)
 =1103.2 SF.

1ST FLOOR FLR AREA:
 20.0X40.16(803.2EX)
 =803.2 SF.

TOTAL ZONING FLOOR AREA:
 1103.2+803.2+803.2+803.2=3512.8 SF

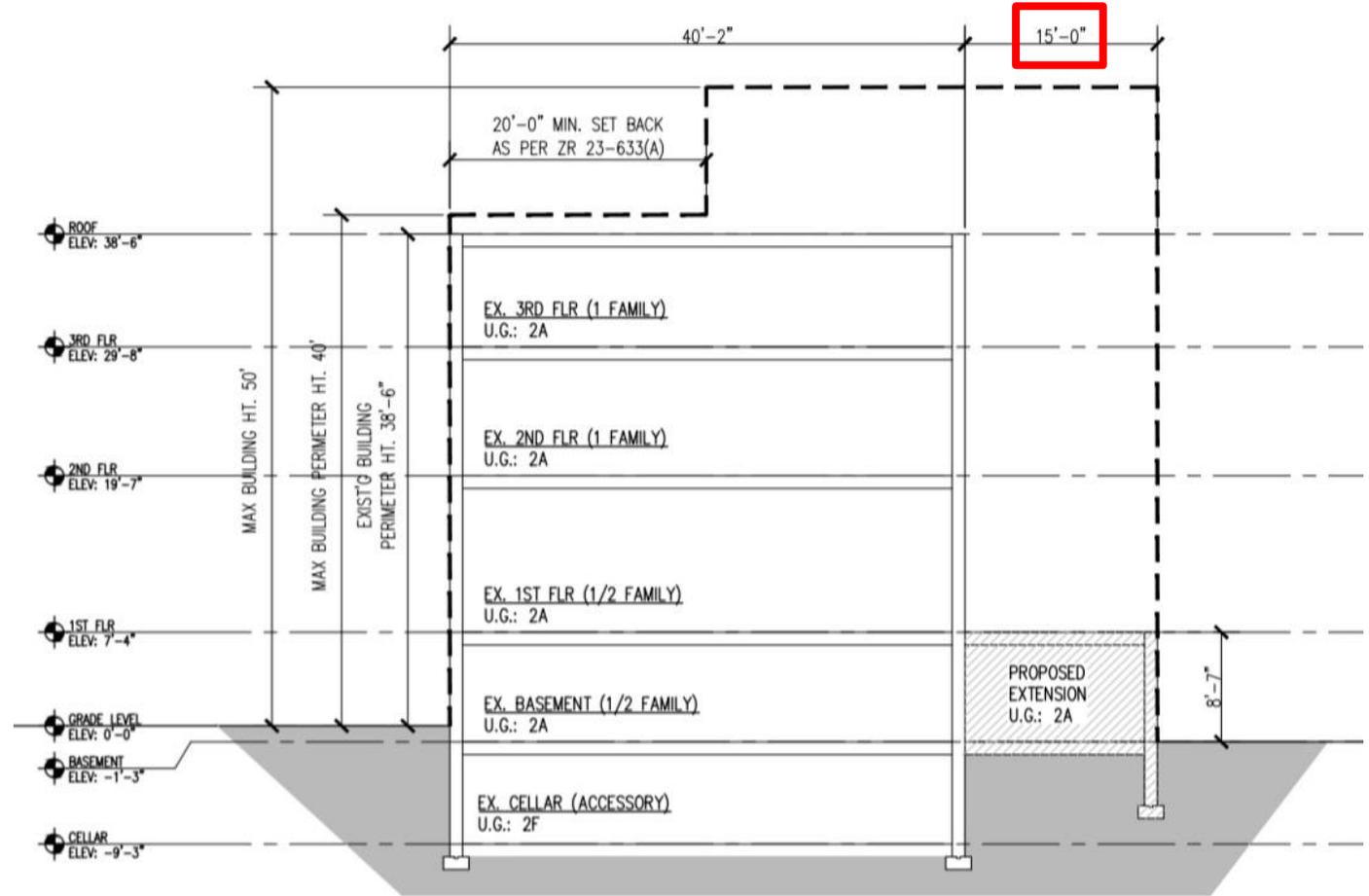
AXON DIAGRAM

SCALE: N.T.S.



HEIGHT AND SETBACK REGULATION DIAGRAM

SCALE: 1/8"=1'-0"



- EXIST'G BUILDING PROFILE
- PROPOSED ADDITIONAL BUILDING PROFILE

ZONING ANALYSIS R6B-MANDATORY QUALITY HOUSING

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MIN. LOT SIZES: 1700 SQFT
 MIN. LOT WIDTH: 18'
 EXISTING LOT SIZE: 2000 SQFT > 1700 SQFT, OK
 EXISTING LOT WIDTH: 20' > 18', OK

MAX LOT COVERAGE REQUIREMENT: (ZR23-362(a))

MAX. LOT COVERAGE: 80% - 2000x80%=1600 SF
 PROPOSED LOT COVERAGE: 1103.2 < 1600 SF (OK)

DENSITY REQUIREMENTS: (ZR 23-52)

R6B DENSITY UNIT AT 680, 4000/680=5.88 OR 5 D.U.
 EXISTING (3) DWELLING UNIT, 3 < 5 (NO CHANGE-OK)

YARD REGULATIONS:

REQUIRED FRONT YARD: N/A (ZR 23-322)
 EXISTING FRONT YARD: 14.84' (ALIGNED UP W/ADJ.-OK)
 PROPOSED FRONT YARD: 14.84' (NO CHANGE & ALIGNED UP W/ADJ.-OK)
 REQUIRED SIDE YARD: N/A (ZR 23-334)
 EXISTING SIDE YARD: N/A, EXISTING ATTACHED BUILDING (OK)
 PROPOSED SIDE YARD: N/A (OK)
REQUIRED REAR YARD: 30' FOR LOT WIDTH < 40' (ZR 23-342(a)(2i))
 EXISTING REAR YARD: 45' (OK)
 PROPOSED REAR YARD: 30' (OK, COMPLY)

HEIGHT AND SETBACK REQUIREMENTS: (ZR 23-432)

MAXIMUM PERIMETER HEIGHT: 45'
 EXISTING PERIMETER HEIGHT: 38'-6"
 PROPOSED BUILDING HEIGHT: 38'-6" (NO CHANGE-OK)
 MAXIMUM BUILDING HEIGHT: 55'
 EXISTING BUILDING HEIGHT: 38'-6"
 PROPOSED BUILDING HEIGHT: 38'-6" (NO CHANGE-OK)

PARKING REQUIREMENTS: (ZR 25-212(b))

MINIMUM NUMBER OF REQUIRED PARKING SPACES:
 50% OF DWELLING, SO 3 DWELLINGS=1.5=2 PARKING SPACE
 2 < 5, **WAIVERED**

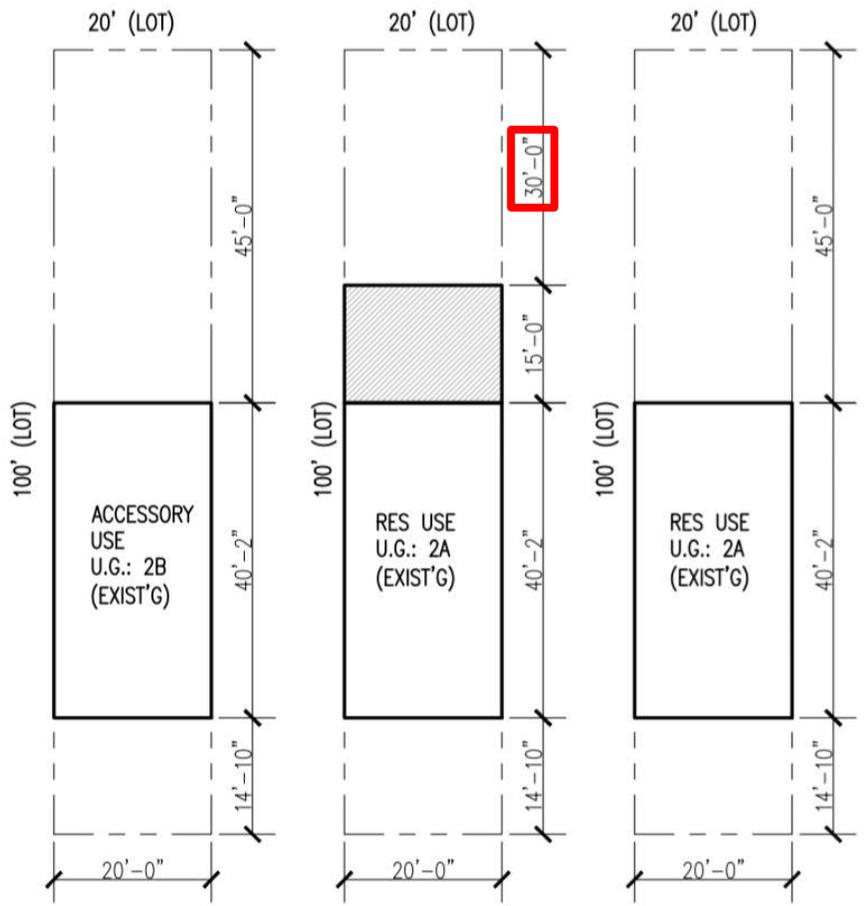
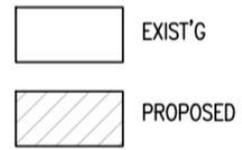
TREE PLANTING: (ZR 26-41; 23-611)

ENLARGEMENT FLOOR AREA %: 300/4316=7%
 PROPOSED ENLARGEMENT FLOOR AREA IS < 20%, **WAIVERED**

PLANTING AREA: (ZR 26-42)

AREA OF ZONING LOT BETWEEN STREET LINE AND STREET WALL SHOULD BE PLANTED
 AT GROUND LEVEL EXCEPT AT ENTRANCE, EXIT, DRIVEWAY ACCESS, ETC.
 SEE PROPOSED PLANTING AREA ON PLOT PLAN, OK

FLOOR AREA DIAGRAMS SCALE: 1/16"=1'-0"



CELLAR FLOOR FLR AREA:
 20.0X40.16(803.2EX)
 =803.2 SF.
 (NOT COUNTED IN F.A.)

BASEMENT FLR AREA:
 20.0X40.16(803.2EX)+
 20.0X15.0(300.0NEW)
 =1103.2 SF.

1ST FLOOR FLR AREA:
 20.0X40.16(803.2EX)
 =803.2 SF.

TOTAL ZONING FLOOR AREA:
 1103.2+803.2+803.2+803.2=3512.8 SF

A2 REAR SET BACK

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