



DEPARTMENT OF BUILDINGS
EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, N.Y. 10013
RUDOLPH J. RINALDI, Commissioner
312-8100

October 24, 1991

Mr. Alfred V. Saulo, A.I.A.
President Elect
A.I.A. Staten Island
155 Third Street
Staten Island, New York 10306

Re: Subdivision of unimproved properties

Dear Mr. Saulo:

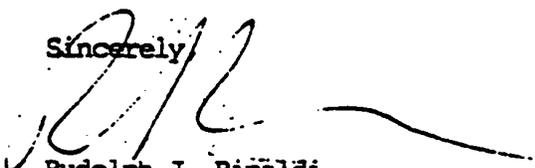
I have reviewed your letter of September 17, 1991 regarding the Department's requirement that subdivisions applications be filed and approved for both improved and unimproved properties. In your letter you suggest that the requirement for subdivision approval should be limited to improved properties.

The requirement for subdivision control represents the minimum control necessary to protect the interests of the public and is enforced by most jurisdictions in the State. Subdivision regulations ensure that the lots created can be developed for permitted uses. A proper subdivision plan will not violate the requirements of zoning.

In the absence of review, a tax lot could be theoretically created that fails to meet the minimum requirements of law resulting in a tax lot which cannot be built in a complying or conforming manner.

I trust this responds to your concerns.

Sincerely,


Rudolph J. Rinaldi
Commissioner

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