

**From:** [Michael Preziosi](#)  
**To:** [Dan O'Connor](#)  
**Cc:** [Karen Stapleton](#); [Martin Rogers](#)  
**Subject:** RE: Upland lane - Hannigan home (Town of Cortlandt Permit A-23-342)  
**Date:** Friday, January 12, 2024 11:02:34 AM  
**Attachments:** [Hannigan Upland Lane.msg](#)  
[RE Upland lane - Hannigan home \(Town of Cortlandt Permit A-23-342\).msg](#)  
[DOTS Engineering Review 3.29.2023.docx](#)

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Dan,

I am attaching the most recent correspondence items.

- Site Design responded in Sept. 2023 indicating they feel the plans are complete. I have informed them they are not, since there are multiple open items.
- The Applicant has not addressed the Town's Steep Slope and Tree Ordinance. Their response is they are removing 246 trees between the two municipalities and do not believe any replanting will be necessary. That is not how our Code is written and they must adjust and provide some sort of mitigation based on type of tree removed adjusted for whether it is removed on a defined steep slope.

I'd say they are about 75% of the way there for site approval.

Mike

*Michael Preziosi, P.E.*  
**Director – Dept. of Technical Services**

Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567  
[www.townofcortlandt.com](http://www.townofcortlandt.com)

914-734-1060 (office)



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**From:** Dan O'Connor <doconnor@crotononhudson-ny.gov>  
**Sent:** Friday, January 12, 2024 10:50 AM  
**To:** Michael Preziosi <MichaelP@townofcortlandt.com>

**Cc:** Karen Stapleton <kstapleton@crotononhudson-ny.gov>

**Subject:** RE: Upland lane - Hannigan home (Town of Cortlandt Permit A-23-342)

Michael:

This application will be on the Village Planning Board agenda for Tuesday's meeting.

When you get a chance please call, I wanted to find out the status of this application in the Town so I can let the PB know during our meeting.

Thank you,

*Dan*



**Daniel O'Connor, P.E.**  
**Village Engineer/Building Inspector**  
**Village of Croton-on-Hudson**  
**1 Van Wyck Street**  
**Croton-on-Hudson, NY 10520**  
**914-271-4783 Tel**  
**914-233-5657 Fax**  
**Email: [doconnor@crotononhudson-ny.gov](mailto:doconnor@crotononhudson-ny.gov)**  
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**From:** Michael Preziosi <[MichaelP@townofcortlandt.com](mailto:MichaelP@townofcortlandt.com)>

**Sent:** Monday, October 23, 2023 11:33 AM

**To:** Dan O'Connor <[doconnor@crotononhudson-ny.gov](mailto:doconnor@crotononhudson-ny.gov)>; Matt Carroll <[matt91080@gmail.com](mailto:matt91080@gmail.com)>;  
atdubray [wdexcavation.com](http://wdexcavation.com) <[Atdubray@wdexcavation.com](mailto:Atdubray@wdexcavation.com)>; Tom Hannigan <[zoeis1@yahoo.com](mailto:zoeis1@yahoo.com)>;  
Joseph Riina <[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>

**Cc:** Martin Rogers <[MartinR@townofcortlandt.com](mailto:MartinR@townofcortlandt.com)>; Ronald Wegner <[rwegner@crotononhudson-ny.gov](mailto:rwegner@crotononhudson-ny.gov)>

**Subject:** RE: Upland lane - Hannigan home (Town of Cortlandt Permit A-23-342)

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Joe,

Good afternoon. Kindly advise as to the status of this application. Comment was provided in OpenGov in late September, however the Town's 3/29/2023 comment letter has not been addressed in totality. Please see attached.

Also, kindly provide update as to the status of Croton's approval for the house. Keep in mind the house is remote and is off an extension of a private roadway and is not serviced by potable water.

I recommend a group meeting to finalize this application.

Best,

Michael

*Michael Preziosi, P.E.*  
**Director – Dept. of Technical Services**

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Cortlandt Manor, NY 10567  
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**From:** Dan O'Connor <[doconnor@crotononhudson-ny.gov](mailto:doconnor@crotononhudson-ny.gov)>

**Sent:** Wednesday, March 29, 2023 4:38 PM

**To:** Michael Preziosi <[MichaelP@townofcortlandt.com](mailto:MichaelP@townofcortlandt.com)>; Matt Carroll <[matt91080@gmail.com](mailto:matt91080@gmail.com)>;  
atdubray [wdexcavation.com](http://wdexcavation.com) <[Atdubray@wdexcavation.com](mailto:Atdubray@wdexcavation.com)>; Tom Hannigan <[zoeis1@yahoo.com](mailto:zoeis1@yahoo.com)>;  
Joseph Riina <[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>

**Cc:** Martin Rogers <[MartinR@townofcortlandt.com](mailto:MartinR@townofcortlandt.com)>; Ronald Wegner <[rwegner@crotononhudson-ny.gov](mailto:rwegner@crotononhudson-ny.gov)>

**Subject:** Upland lane - Hannigan home

Matt:

Please forward a set of revised plans (PDF files) to the Village too.

Also, we would be interested in attending any site visit.

Thank you,

*Dan*



**Daniel O'Connor, P.E.**  
**Village Engineer/Building Inspector**  
**Village of Croton-on-Hudson**  
**1 Van Wyck Street**  
**Croton-on-Hudson, NY 10520**  
**914-271-4783 Tel**  
**914-233-5657 Fax**  
Email: [doconnor@crotononhudson-ny.gov](mailto:doconnor@crotononhudson-ny.gov)  
Web site: [www.crotononhudson-ny.gov](http://www.crotononhudson-ny.gov)

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**From:** Michael Preziosi <[MichaelP@townofcortlandt.com](mailto:MichaelP@townofcortlandt.com)>

**Sent:** Wednesday, March 29, 2023 4:26 PM

**To:** Matt Carroll <[matt91080@gmail.com](mailto:matt91080@gmail.com)>; atdubray [wdexcavation.com](http://wdexcavation.com)  
<[Atdubray@wdexcavation.com](mailto:Atdubray@wdexcavation.com)>; Tom Hannigan <[zoeis1@yahoo.com](mailto:zoeis1@yahoo.com)>; Joseph Riina  
<[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>

**Cc:** Martin Rogers <[MartinR@townofcortlandt.com](mailto:MartinR@townofcortlandt.com)>; Dan O'Connor <[doconnor@crotononhudson-ny.gov](mailto:doconnor@crotononhudson-ny.gov)>

**Subject:** RE: Upland lane - Hannigan home

**\*\*\*CAUTION:** External sender.\*\*\*

Good afternoon.

Preliminary comments have been uploaded to Open Gov. They are also attached.

Kindly coordinate review with the Village of Croton on Hudson as well.

Best,

Michael

*Michael Preziosi, P.E.*  
**Director – Dept. of Technical Services**

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914-734-1060 (office)



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**From:** Michael Preziosi

**Sent:** Tuesday, January 31, 2023 2:03 PM

**To:** Chris Kehoe <[ChrisK@townofcortlandt.com](mailto:ChrisK@townofcortlandt.com)>; Matt Carroll <[matt91080@gmail.com](mailto:matt91080@gmail.com)>; atdubray [wdexcavation.com](http://wdexcavation.com) <[Atdubray@wdexcavation.com](mailto:Atdubray@wdexcavation.com)>; Tom Hannigan <[zoeis1@yahoo.com](mailto:zoeis1@yahoo.com)>; Joseph Riina <[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>

**Cc:** Martin Rogers <[MartinR@townofcortlandt.com](mailto:MartinR@townofcortlandt.com)>; Dan O'Connor <[doconnor@crotononhudson-ny.gov](mailto:doconnor@crotononhudson-ny.gov)>

**Subject:** RE: Upland lane - Hannigan home

Matt,

You will need to file a building permit application for the proposed residence which will cover the site construction and activities in the Town of Cortlandt.

Regarding the Town of Cortlandt's requirements:

1. Steep Slope Findings Statement will be required (Chapter 259 of Town Code).
2. Coverage under the SPDES General Permit for Construction Activities may be required depending on total area of land disturbance (e.g. 5,000 sf in East of Hudson / 1 acre otherwise).
3. Tree removal and reforestation plan will be required (Chapter 283 of Town Code).
  - a. The Town has on-call consultants that will tag and inventory all trees within the proposed limits of disturbance. Applicant shall bear the cost of proposed improvements.
4. Comprehensive site plan prior to any disturbance.
5. Compliance with fire apparatus access road (NYS Building Code). Pull-out and turnarounds may be required. The house will also most likely need to be sprinkled.
6. A driveway profile, stationed in intervals of 100-ft with spot elevations provided every 25-ft will be required.
  - a. Maximum grade shall be kept to 10%. For short stretches consideration may be given to increase the grade beyond.
  - b. Changes to grade shall be kept to 6% unless sufficient vertical curvature can be provided.
  - c. Driveway platforms (entrance and at garage) should be kept to less than 5% to accommodate vehicles.

Your initial email indicates 1 acre of disturbance to construct the driveway which is quite considerable for a single family home.

The requirements above will need to be addressed by a licensed professional engineer.

I recommend having a joint review with the Village of Croton which will be responsible for the review of the house itself and any work in the Village side.

To keep things moving smoothly, I recommend submitting documents to both parties so that we are all kept in the loop.

Be advised that the house is not located near potable water and is remote.

Michael

Michael Preziosi, P.E.  
Director – Dept. of Technical Services

Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567  
[www.townofcortlandt.com](http://www.townofcortlandt.com)

914-734-1060 (office)

<https://wherelifeworkscortlandt.com/>

-----Original Message-----

From: Chris Kehoe <[ChrisK@townofcortlandt.com](mailto:ChrisK@townofcortlandt.com)>

Sent: Tuesday, January 31, 2023 1:40 PM

To: Matt Carroll <[matt91080@gmail.com](mailto:matt91080@gmail.com)>

Cc: atdubray <[wdexcavation.com](mailto:atdubray@wdexcavation.com)> <[Atdubray@wdexcavation.com](mailto:Atdubray@wdexcavation.com)>; Tom Hannigan <[zoeis1@yahoo.com](mailto:zoeis1@yahoo.com)>; Joseph Riina <[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>; Martin Rogers <[MartinR@townofcortlandt.com](mailto:MartinR@townofcortlandt.com)>; Michael Preziosi <[MichaelP@townofcortlandt.com](mailto:MichaelP@townofcortlandt.com)>

Subject: RE: Upland lane - Hannigan home

Matt,

Good to hear from you. This case does not involve the Planning Board so I will not be involved. You will need to work with the Code and Engineering Depts. (Mike and Martin cc'd on this e-mail) for all of the required permits for the driveway and the required environmental permits, (slopes, trees, etc.) for any work proposed within the Town. Also, as I am sure you are aware, you will need to deal with the Village of Croton-on-Hudson Engineering Office for the building permit to construct the house as it is proposed to be within the Village.

Chris Kehoe, AICP, Director  
Department of Planning & Community Development Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, New York 10567  
914-734-1081

<https://wherelifeworkscortlandt.com/>

-----Original Message-----

From: Matt Carroll <[matt91080@gmail.com](mailto:matt91080@gmail.com)>

Sent: Monday, January 30, 2023 11:50 PM

To: Chris Kehoe <[ChrisK@townofcortlandt.com](mailto:ChrisK@townofcortlandt.com)>

Cc: atdubray [wdexcavation.com](http://wdexcavation.com) <[Atdubray@wdexcavation.com](mailto:Atdubray@wdexcavation.com)>; Tom Hannigan <[zoeis1@yahoo.com](mailto:zoeis1@yahoo.com)>; Joseph Riina <[jriina@sitedesignconsultants.com](mailto:jriina@sitedesignconsultants.com)>

Subject: Upland lane - Hannigan home

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Hi Chris

I hope all is well with you. If you recall you assisted me in 2021 with the variance for my home renovation at 300 mount airy road west, In croton. I am emailing you with an unrelated subject...

I'm reaching out today in regards to the proposed development of the Hannigan property at the end of upland lane in croton. I have been the families' carpenter for many years and I will be very involved with the building of their new home. I know that you have been helping joe riina, engineer, with the planning stages and approvals of the site work. I felt like it was a good time to for myself to get involved, as I will be overseeing the project once we "break ground". I am just trying to bring myself up to speed and understand where I could be of help at all. I was the original person who met with save a tree when they identified all the trees. I will be working closely with WD excavation, who we will be using to do the tree removal and all of the site work. We do realize that replanting certain areas is required and we intend to meet all requirements to achieve that. I'd love to have a conversation with you just so we can provide proper documentation on our end to satisfy permitting of the site work. Maybe we can discuss this week. I'd be happy to stop in at some point Thanks for your time

Matthew Carroll  
Customworks Building And Remodeling INC  
300 Mt Airy Road West  
Croton Ny 10520  
914-382-7792 cell  
914-734-1275 fax