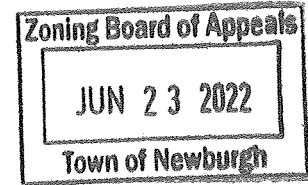


**Thomas D. Weddell**

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**From:** Thomas D. Weddell  
**Sent:** Thursday, May 26, 2022 10:48 AM  
**To:** 'Castro, Matthew'  
**Cc:** Skerritt, Frank  
**Subject:** RE: Easement - Parcel 89-1-80.3  
**Attachments:** TDW-006.pdf; TDW-007.pdf



Hello Mr. Castro,

Attached is the form that you requested from me to file for your review. Thanks for your help. If you have any additional question please contact me.

All the best,

Tom Weddell  
845-542-0514

---

Thomas D. Weddell, CPA  
Director  
RBT CPAs, LLP  
11 Racquet Road | Newburgh, NY 12550  
tel (845) 567-9000 | fax (845) 567-9228  
tweddell@rbtcpas.com | Ext. 242

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**From:** Castro, Matthew <MCastro@dep.nyc.gov>  
**Sent:** Wednesday, May 25, 2022 11:55 AM  
**To:** Thomas D. Weddell <tweddell@rbtcpas.com>  
**Cc:** Skerritt, Frank <FSkerritt@dep.nyc.gov>  
**Subject:** RE: Easement - Parcel 89-1-80.3

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Good Morning Mr. Weddell,

We were able to meet and speak briefly about your request and Frank was able to bring me up to speed. You'll work directly with me on this request, and in turn I will review the information internally for feedback.

As time permits, please complete the attached form and submit to me. Some questions may not be applicable, so please complete to the best of your abilities. Please also submit a copy of your most recent deed. The deed you previously submitted was to Newburgh Park Associates.

Thank you,  
Matt

---

Matthew Castro | Acting Property Management Supervisor | NYC Environmental Protection  
Watershed Lands & Community Planning | Bureau of Water Supply  
(O) 914-749-5350 | [mcastro@dep.nyc.gov](mailto:mcastro@dep.nyc.gov) | (M) 646-276-0341

---

**From:** Thomas D. Weddell <[tweddell@rbtcpas.com](mailto:tweddell@rbtcpas.com)>  
**Sent:** Tuesday, May 3, 2022 2:10 PM  
**To:** Davidock, Thomas <[TDavidock@dep.nyc.gov](mailto:TDavidock@dep.nyc.gov)>  
**Cc:** Skerritt, Frank <[FSkerritt@dep.nyc.gov](mailto:FSkerritt@dep.nyc.gov)>  
**Subject:** [EXTERNAL] RE: Easement - Parcel 89-1-80.3

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Hello tom and Frank,

Attached is additional information regarding the easement. Thank you for your help on this.

All the best,

Tom W.

Cell # 845 542 0514

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Thomas D. Weddell, CPA  
Director  
RBT CPAs, LLP  
11 Racquet Road | Newburgh, NY 12550  
tel (845) 567-9000 | fax (845) 567-9228  
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**From:** Davidock, Thomas <[TDavidock@dep.nyc.gov](mailto:TDavidock@dep.nyc.gov)>  
**Sent:** Monday, May 2, 2022 12:02 PM  
**To:** Thomas D. Weddell <[tweddell@rbtcpas.com](mailto:tweddell@rbtcpas.com)>  
**Cc:** Skerritt, Frank <[FSkerritt@dep.nyc.gov](mailto:FSkerritt@dep.nyc.gov)>  
**Subject:** RE: Easement - Parcel 89-1-80.3

**\*CAUTION:** This email originated from outside of RBT. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Thomas-

Do you have a copy of the Deed, which will be needed to conduct some additional research. If you're able to provide that electronically, please email it to Frank Skerritt, which is copied on this email.

Thanks,  
Tom

**From:** Thomas D. Weddell <[tweddell@rbtcpas.com](mailto:tweddell@rbtcpas.com)>  
**Sent:** Monday, May 2, 2022 10:56 AM  
**To:** Davidock, Thomas <[TDavidock@dep.nyc.gov](mailto:TDavidock@dep.nyc.gov)>  
**Subject:** [EXTERNAL] Easement - Parcel 89-1-80.3

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Good morning Tom,

Adam Bosch gave me your name and email address as a possible person who maybe able to help me. The town of Newburgh Zoning Board requested that I get additional information regarding an easement that I have in my deed that goes over the NYS aqueduct. The question I have is regarding the existing easement to my property. I would like to build a house on this lot(89-1-80.3) and the easement is currently the only way to this parcel. The town needs something from the DEP that verifies the easement. This property is located in the Town of Newburgh off of Route 747 and Route 84. I have attached maps showing property. The written easement refers to Property C which is the piece that I own. I believe I have the right to use this as my drive way to my property. This property was originally owned by my Grandparents who farmed this property and use this easement with their farm equipment and cows to cross over the aqueduct. Please advise me as to the right of my easement. Thanks a lot for any help you can give me.

Thomas Weddell

Cell # 845-542-0514



LIMITED LIABILITY PARTNERSHIP  
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

Thomas D. Weddell, CPA | Director  
11 Racquet Road | Newburgh, NY 12550  
tel (845) 567-9000 | fax (845) 567-9228  
[tweddell@rbtcpas.com](mailto:tweddell@rbtcpas.com) | Ext. 242



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## New York City Department of Environmental Protection Aqueduct Crossing Intake Form

*This form is to be completed by landowners inquiring about a NYC aqueduct crossing.*

The purpose of this Form is to gather information for projects where a right-of-way<sup>1</sup> may be used to access private property (the "subject property") potentially served by the right-of-way crossing over a New York City (the "City") aqueduct. The Department of Environmental Protection (DEP) will also use information included on this form to confirm if the subject property is served by the right-of-way requested for use. After receiving a completed Form, DEP may determine that use of a right-of-way requires the installation of a temporary or permanent weight distribution pad, and/or other protective mechanisms to protect an aqueduct prior to the start of a project. Should DEP make this determination, the landowner would be responsible for submitting plans for a weight distribution pad prepared by a professional engineer.

The questions contained herein are intended to provide general guidance and may not apply to every situation. Nothing in this document is intended to create, nor does it create, any enforceable rights or obligations. Please note, there shall be no trespassing onto City property for any reason, and no vehicles exceeding 10-ton wheel or 15-ton track shall cross over an aqueduct without further protection as approved by DEP.

Please complete form and return to:

Attn: City Lands Stewardship

465 Columbus Avenue, Suite 100

Valhalla, New York 10595; or

Matthew Castro at [MCastro@dep.nyc.gov](mailto:MCastro@dep.nyc.gov)

<b>Landowner Name:</b> Thomas D. Weddell	<b>Landowner mailing address, phone number and email:</b> 12 Heritage Lane Rock Tavern, N.Y. 12575 845-542-0514 tweddell@rbcapas.com
<b>Contact (if different than landowner):</b> Same	<b>Contact mailing address, phone number and email:</b> Same
<b>Property location (address and Tax Map No. (SBL) for subject and City parcels):</b> 89-1-80.3	<b>Referred to DEP by:</b> Town of Newburgh Zoning Board

<sup>1</sup> The use of the word "right-of-way" indicates that there is a legal right-of-way in place, which has been confirmed by DEP. There may be some visible crossing or path to a property but that does not mean there is a legal right to cross.

Do you have documentation for the right-of-way? Please provide a copy of the deed or other documentation demonstrating the right-of-way serving the subject parcel.

**Project Type:**

- New Single-Family Residential Development (i.e. stick built, modular, etc.)
- New Multi-Family Residential Development (i.e. rowhouse-style, multiple floors, etc.)
- New Commercial Development (e.g. anything other than residential)
- Existing Single-Family Residential Development
- Existing Multi-Family Residential Development
- Existing Commercial Development
- Other: \_\_\_\_\_

**Provide a description of Project Type:**

Single - Family Resident

Attach a location map showing the location of the project, and one copy of any detailed site plans and surveys. See Attached

**Project Timeline (start/end date, etc.):**

Hopefully within the next 18 months

Does your project require any Federal/state/local approvals? If so, list and provide the status of each:

Local Approval - Town of Newburgh

**Condition of Right-of-Way:**

- Developed – the right-of-way has been constructed to provide ingress/egress to the parcel served (i.e. gravel, paved, etc.).
- Undeveloped – the right-of-way is still vegetated and needs to be constructed in order to provide ingress/egress to parcel served.
- The right-of-way is being used for occasional access but needs to be developed.

Provide a description of the right-of-way-condition, which may include but not be limited to, width, length, presence of culverts, gates, or other modifications:

120 ft x 20 ft - Grass covered - There are old concrete fence post for old Gate but no gates.

Provide the anticipated frequency and weights of vehicles/large equipment crossing the aqueduct (during construction and post construction) including make/model, track or wheel, gross vehicle weights, and number of axles. Attach as a separate sheet.

Personal Automobiles      Dump Truck      Amazon Delivery Trucks  
Concrete Truck

Do you plan on requesting a Revocable Land Use Permit to have utilities serve the subject parcel either now or in the future (i.e. electric, water, etc.)? If so describe. (Note: rights-of-way are for ingress/egress only. Installation of any utilities is not allowed unless under a DEP issued Revocable Land Use Permit, which includes an annual fee and insurance.)

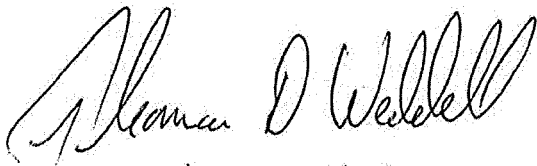
Electric would come in through existing electric Poles.  
Well will need to be drilled

Is there any work proposed within 100 feet of City property (i.e. well drilling, excavation, etc.)?

No this is a 3 Acre parcel will no need to be that close

Will the subject property be improved with any stormwater modifications? This may include, but not be limited to, flow increase, redirecting/modification of runoff, best management practice installs such as detention basins. Will New York City property receive any re-directed stormwater from the proposed development? If so, explain and identify location within plans.

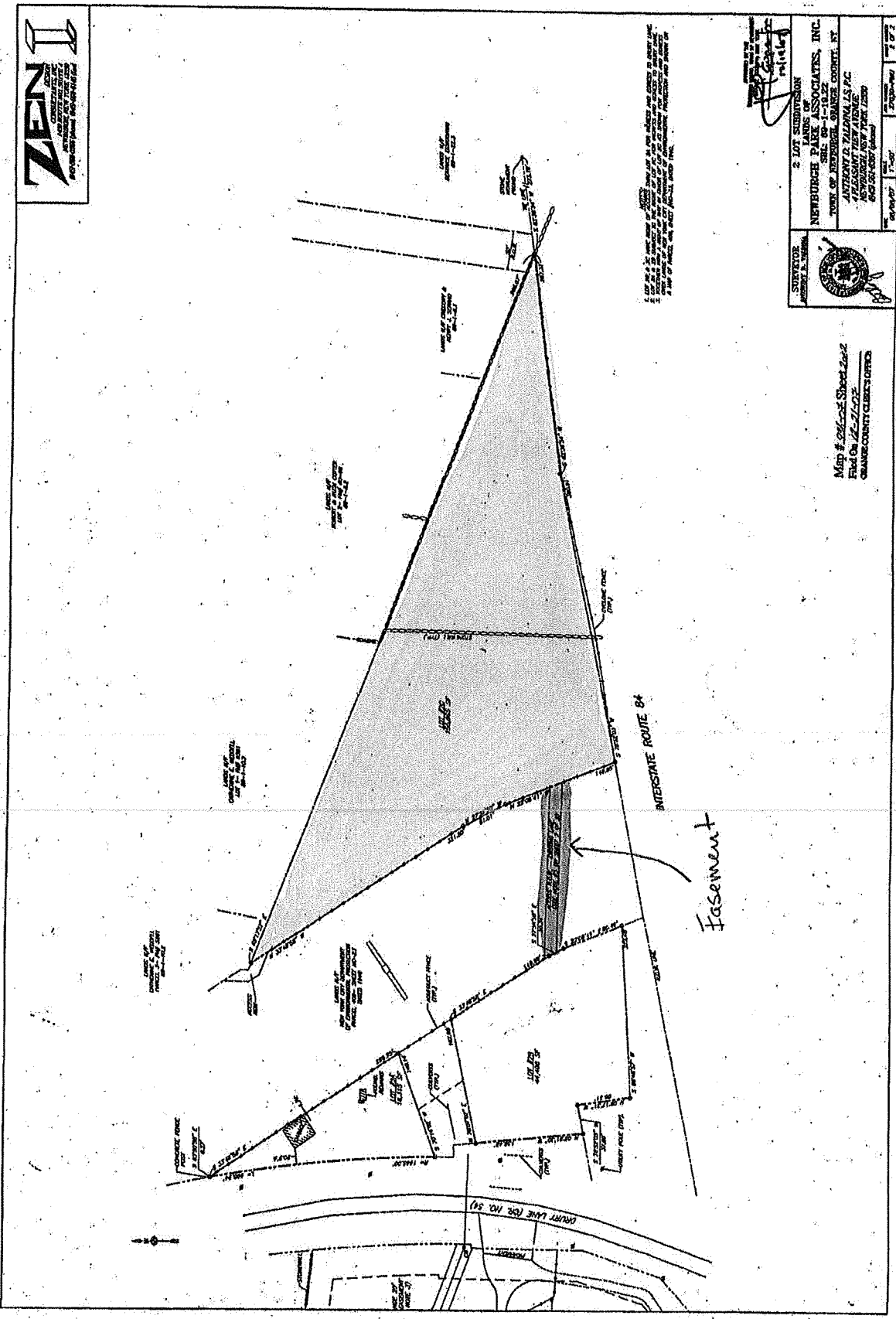
No that will not be needed

 5/25/22

Thomas D. Weddell

845-542-0514

tweddell@rbtcpas.com



1. THE LAND SHOWN ON THIS PLAN IS THE PROPERTY OF NEWBURGH PARK ASSOCIATES, INC. AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEEDS AND RECORDS OF THE CLERK OF ORANGE COUNTY, NEW YORK.

2. LOT SUBDIVISION  
 NEWBURGH PARK ASSOCIATES, INC.  
 SHEET: 88-1-10-22  
 TOWN OF NEWBURGH, ORANGE COUNTY, NY  
 PLANNED UNIT DEVELOPMENT  
 1575 ROUTE 100, NEWBURGH, NY 10994  
 845-567-6007 (ext. 4000)

STAFF: [Signature]  
 DATE: 10/20/07

Map of Section Sheet 20-2  
 Filed On 10/22/07  
 ORANGE COUNTY CLERK'S OFFICE