



Delaware Engineering, PC

28 Madison Avenue Extension
Albany, New York 12203

December 29, 2016

BY EMAIL

Hon. Kathleen M. Burgess
Secretary to the Commission
Agency Building 3
Albany, NY 12223-1350

RE: Electronic Filing of Initial Rate Application by Castagna Wellness Water Works, Inc.

Dear Secretary Burgess:

Delaware Engineering, DPC is providing consulting services to Castagna Wellness Water Works, Inc. (Company). On June 13, 2016 we submitted an initial rate analysis and related tariff on behalf of the Company. Since that time apparently the PSC staff person responsible for the review had left the employ of the PSC and a new staff member was assigned the review of the application. Mr. Andrew Timbrook, Utility Engineer who requested that this cover letter be addressed to you. Below is a description of the application:

Attached is the package for the initial rate application for CASTAGNA WELLNESS WATER WORKS, INC. which is located in the Town of Pawling, Dutchess County, NY. This water system will be providing potable water service to the Castagna Commerce Park, which is also located in the Town of Pawling, Dutchess County, NY. The Castagna Commerce Park plans for full development to include a total of 367,000 sq. ft. (square feet) of commercial space consisting of medical, office and retail facilities and up to 550 units of one bedroom senior housing units. The development will be constructed in phases with Phase I consisting of up to 67,000 sq. ft. of medical office space, 80 one-bedroom senior housing units and one two-bedroom housing unit.

You will find the proposed tariff with an effective date of May 1, 2017. Please review this submittal and if you have questions please do not hesitate to contact us; we are aware of the notifications requirements as outlined in the staff letter 2/24/16 letter which states:

“Legislation passed in October 2007 requires local developers to inform potential home buyers of the initial rate schedule proposed by a new water-works corporation. It also expands the existing law to require new water-works corporations to publish proposed initial rate schedules once a week for four successive weeks in a local newspaper with publication of such notice completed prior to the effective date of the proposed schedules of rates unless the PSC orders otherwise. The law also authorizes the PSC to waive publication of notice to the public under certain conditions. Additionally, in the case of a water-works corporation that is affiliated with a developer offering new homes for sale, the developer must include notice of the proposed water rate schedule with any other informational materials supplied to potential home purchasers.”

Sincerely

William A. Bright

CC: Richard O'Rourke, Esq.