

140 West Street  
6<sup>th</sup> Floor  
New York, NY 10007  
Tel (212) 519-4717



**Joseph A. Post**  
Deputy General Counsel – NY

November 13, 2015

Honorable Kathleen H. Burgess  
Secretary  
New York State Public Service Commission  
Three Empire State Plaza  
Albany, New York 12223

***Re: Matter 15-\_\_\_\_ – Petition of Verizon New York Inc. for Orders of Entry  
for 35 Multiple-Dwelling Unit Buildings in the City of New York***

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 35 properties. Verizon requests that orders of entry be issued by the Commission directing the owner of each building to permit Verizon to install cable television facilities, as provided in Section 898.4(b)(9) of the Commission's Rules.

Each respondent named in the Petition has been served with a paper copy of the Petition and accompanying Exhibit 1. Due to its size, a paper copy of Exhibit 2 has not been provided to each respondent. Instead, Exhibit 2 has been posted on a public webpage and can be found at [http://www22.verizon.com/about/community/nypsc\\_petitions.htm](http://www22.verizon.com/about/community/nypsc_petitions.htm).

**Respondents: If you believe that your building was included in this Petition in error or you are now willing to allow installation of Verizon's cable television facilities, the quickest and most efficient way of letting us know is to send an email to [228correspondence@verizon.com](mailto:228correspondence@verizon.com). We will review and follow up on your email promptly. Please include in the email message your name, company, telephone number, email address and the address of the building (as it appears on Exhibit 1 of the Petition).**

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post".

Joseph A. Post

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
Entry for 35 Multiple-Dwelling Unit Buildings in  
the City of New York**

**Matter 15-\_\_\_\_\_**

**PETITION FOR ORDERS OF ENTRY**

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to install fiber-optic facilities to provide cable television service at 35 multiple-dwelling unit (“MDU”) buildings in the City of New York. In support of this Petition, Verizon states as follows:

**Specific Location of the Properties**

1. Verizon seeks to install fiber-optic facilities to provide cable television service at the 35 MDUs listed in Exhibit 1. Each MDU is a residential building; the address of each MDU is set forth in Columns B and C of Exhibit 1 and the number of living units in each MDU is set forth in Column D.

**Owners and Agents**

2. The names of the current owners and managing agents of each MDU are listed in Columns E, F, and G of Exhibit 1.

**Description of the Work to be Performed**

3. By this Petition, Verizon seeks permission to install fiber-optic facilities to provide cable television services to residents and businesses in each building. These fiber-optic facilities will also allow Verizon to provide voice telephony and broadband services in the building. Pre-installation surveys of each property have been completed. Column I of Exhibit 1 sets forth the type of installation that Verizon intends to use for each building.

**Proof of Service of Notice of Intention to Install Cable Television Facilities and Service**

4. After several unsuccessful attempts by Verizon to secure permission to start the proposed fiber-optic installation, each owner and/or managing agent received a letter from Verizon along with a Notice of Intent to Install Cable Television Facilities. Mailing dates of the notices for each building are set forth in Column H of Exhibit 1. Supporting documentation is provided in Exhibit 2.

**Name of the Individual Responsible for Installation**

5. Alyson Seigal, Verizon, 140 West Street, New York, NY, is the person primarily responsible for the proposed installations.

**Indemnification**

6. Verizon warrants that it will bear the entire cost of each installation. Verizon further warrants that it will indemnify the owner of each building for any damage that may be caused by Verizon in connection with the installation.

**Installation Work Will Be Conducted without Prejudice to the Owner's Right to Receive Just Compensation**

7. The proposed installation work will be conducted without prejudice to any rights the owner of each MDU may have to receive just compensation in accordance with 16 NYCRR § 898.2.

**Summary of Verizon's Efforts to Gain Entry to the Buildings**

8. Verizon's formal efforts to gain entry to the identified properties are set forth in Column H of Exhibit 1. In addition to those efforts, Verizon has attempted to contact the owners and managing agents by telephone and/or e-mail to secure access to the properties, without success. Verizon has been unable to obtain access to install its facilities for reasons that may include, but are not necessarily limited to, refusals to permit access, delays by building owners or

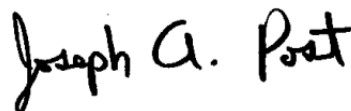
managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

**Opportunity for the Owner to Answer the Petition**

9. The owner of each building listed on Exhibit 1 has twenty (20) days from receipt of this Petition to file an answer. The answer must be responsive to this Petition and may set forth any additional matters not contained herein.

**WHEREFORE**, Verizon respectfully requests that the Commission grant Verizon the relief requested herein and issue an Order pursuant to 16 NYCRR § 898.4 permitting Verizon to install cable television facilities at each building, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,

Handwritten signature of Joseph A. Post in black ink.

JOSEPH A. POST  
140 West Street, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: November 13, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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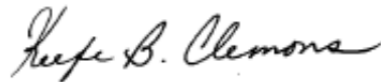
**Matter 15-\_\_\_\_\_**

**AFFIRMATION OF KEEFE B. CLEMONS**

Keefe B. Clemons, an attorney admitted to practice in the courts of the State of New York, affirms under penalty of perjury, pursuant to CPLR 2106, as follows:

1. I am an officer of the petitioner Verizon New York Inc.
2. I am not a party to this action.
3. To the best of my knowledge, based on information provided by employees of the

Petitioner and its affiliates, the foregoing Petition is true.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
November 13, 2015

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

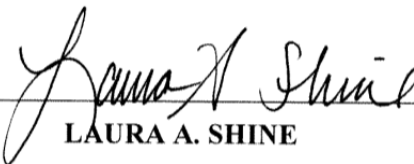
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**DECLARATION OF LAURA A. SHINE**

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 35 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 13, 2015 by First-Class U.S. Mail to the persons on the attached Service List.

I declare under penalty of perjury that, to the best of my knowledge, the foregoing is true and correct.

  
LAURA A. SHINE

Dated: New York, New York  
November 13, 2015

## SERVICE LIST

Gramercy Towers Owners Corp.  
c/o AKAM Associates, Inc.  
Attn: Mark McConnell  
260 Madison Avenue, 12th Floor  
New York, NY 10016

78 West 11 Street LLC  
c/o J P Thompson Associates, Inc.  
Attn: J.P. Thompson  
250 West 57th Street, #1300  
New York, NY 10107

245 East 44th Street LLC  
c/o Pan Am Equities, LLC  
Attn: Andres Reynoso  
18 East 50th Street, 10th Floor  
New York, NY 10022

251 CPW Housing, LLC  
c/o Orwell Management  
Attn: Earle Saunders  
1 West 85th Street, #4A  
New York, NY 10024

KSB Broadway Associates, LLC  
c/o Bldg Management Co., Inc.  
Attn: Christopher Orpheus  
417 Fifth Avenue, 4th Floor  
New York, NY 10016

156 Broadway Associates, LLC  
c/o SDG Management Corp.  
Attn: Noey Matos  
888 7th Avenue, 24th Floor  
New York, NY 10106

13-19 Hamilton Terrace LLC  
c/o Choice New York Management  
Attn: John Ozturk  
220 5th Avenue, 15th Floor  
New York, NY 10001

IG Greenpoint Corp.  
c/o Bldg Management Co., Inc.  
Attn: Christopher Orpheus  
417 Fifth Avenue, 4th Floor  
New York, NY 10016

Decatur Associates, LLC  
Attn: Harry Hirsch  
138-30 241st Street  
Rosedale, NY 11422

Isuf Selimaj  
215 Chelsea Road  
White Plains, NY 10603

Saint Paul The Apostle Senior HDFC  
c/o Progress of Peoples Management Corp.  
Attn: George Stathoudakis  
191 Joralemon Street  
Brooklyn, NY 11201

40-30 Realty Group, LLC  
c/o Douglaston Realty Management Corp.  
Attn: Panos Papadoniou  
42-01 235th Street  
Douglaston, NY 11363

Bucknell Realty Limited Partnership  
c/o Estates NY Real Estate Services LLC  
Attn: Mark Pollack  
40 West 57th Street, 23rd Floor  
New York, NY 10019

J&N Realty Associates, LLC  
c/o Golden Touch Management, Inc.  
Attn: Ronald Schwartz  
175 Roslyn Road  
Roslyn Heights, NY 11577

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Attn: Ronald Schwartz  
175 Roslyn Road  
Roslyn Heights, NY 11577

78-12 Realty Associates, LLC  
c/o Paro Management Co., Inc.  
Attn: German Caceres  
175 Roslyn Road  
Roslyn Heights, NY 11577

79-01 37th Avenue Realty, LLC  
Attn: Manny Stein  
920 Forest Avenue  
Lakewood, NJ 08701

Kedex Properties LLC  
Attn: Kevin Bolanos  
89-07 34th Avenue, #1S  
Jackson Heights, NY 11372

Commodore Realty Associates LP  
c/o Argo Management  
Attn: Annette Loscalzo  
50 West 17th Street  
New York, NY 10001

Two Cornelia Condominium  
c/o Maxwell-Kates, Inc.  
Attn: Neil Wishnia  
9 East 38th Street, 6th Floor  
New York, NY 10016



Twin Park Realty Corp.  
Attn: Jay Rand  
1068 Brook Avenue  
Bronx, NY 10456

Timpson HDFC  
c/o SEBCO Management  
Attn: Salvatore Gigante  
885 Bruckner Boulevard  
Bronx, NY 10459

Beechwood Sedgwick, LLC  
c/o L.A.L. Property Management Corp.  
Attn: Raquel Hernandez  
2490 Belmont Avenue, #2  
Bronx, NY 10458

Jerome Avenue Tenants HDFC  
c/o Total Realty Associates Inc.  
Attn: Milagros Martinez  
733 Yonkers Avenue, #103  
Yonkers, NY 10704

150 Westmar Realty LLC  
c/o M.G. Rose LLC  
Attn: Marshall Rose  
12 Parkhill Terrace  
Yonkers, NY 12705

1376 Teller LLC  
c/o CYA Management LLC  
Attn: Cheryl Saunders  
11 Avenue F, 3rd Floor  
Brooklyn, NY 11218

MDRJ, LLC  
Attn: Chaim Jakobovits  
P.O. Box 190354  
Brooklyn, NY 11219

Clay Cluster, LP  
Attn: Sandra Erickson  
1394 Clay Avenue, #1C  
Bronx, NY 10456

2000 Daly Avenue HDFC  
c/o JLP Metro Management Inc.  
Attn: Louis Popovic  
3397 East Tremont Avenue, 2nd Floor  
Bronx, NY 10461

La Rive Condominium  
c/o Midboro Management, Inc.  
Attn: David Lozano  
333 7th Avenue, 5th Floor  
New York, NY 10001

820 Ocean Parkway Housing Corp.  
c/o Newport Management LLC  
Attn: Heshy Eissenberg  
5614 15th Avenue, #1A  
Brooklyn, NY 11219

5503-805 St Marks Street Brooklyn LLC  
c/o Century Management Services Inc.  
Attn: Jeffrey Herskovitz  
440 9th Avenue, 15th Floor  
New York, NY 10001

Dahill Gardens Apt. Inc.  
c/o Delta Management LLC  
Attn: John Busch  
805 3rd Avenue, #1100  
New York, NY 10022

1291-1297 St Nicholas Ave LLC  
c/o R.G Ortiz Funeral Home Inc.  
Attn: Michael Ortiz  
524 Southern Boulevard, 1st Floor  
Bronx, NY 10455

Marble Realty Corp.  
c/o AJ Clarke Realty Corp.  
Attn: Steven Kaplan  
1881 Broadway, 4th Floor  
New York, NY 10023