

140 West Street
6th Floor
New York, NY 10007
(212) 519-4717



Joseph A. Post
Deputy General Counsel – NY

July 15, 2016

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

Re: Matter 16-____ – Petition of Verizon New York Inc. for Limited Orders of Entry for 31 Multiple-Dwelling Unit Buildings in the City of New York

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 31 Multiple-Dwelling Unit Buildings in the City of New York.

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.

Respondents: If you believe that your building was included in this Petition in error or you are now willing to allow a survey of the property in preparation for 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. 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 Limited
Orders of Entry for 31 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 16-_____

PETITION FOR LIMITED ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 31 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 31 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.

Owners and Agents

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

Description of the Work to be Performed

3. By this Petition, Verizon seeks permission to enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

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

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and

Service, as required by 16 NYCRR Part 898. Mailing dates of the notices for each building are set forth in Column G 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 pre-installation surveys.

Indemnification

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey, and that it has insurance covering such pre-installation survey work, proof of which can be produced upon request.

Pre-Installation Survey Work Will Be Conducted Without Prejudice to the Owner's Right to Receive Just Compensation

7. The proposed pre-installation survey 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 for the Pre-Installation Surveys

8. Verizon's formal efforts are set forth in Column G 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 survey the properties 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 the survey by Verizon pending building renovations or other activity. Verizon will continue attempting to

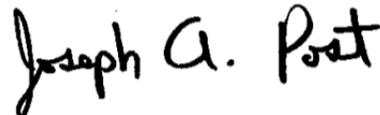
work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

Opportunity for the Owner to Answer the Petition

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, together with such other relief as the Commission may deem just and proper.

Respectfully submitted,

A handwritten signature in black ink that reads "Joseph A. Post". The signature is written in a cursive, slightly slanted style.

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

Counsel for Verizon New York Inc.

Dated: New York, New York
July 15, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
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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.



KEEFE B. CLEMONS

Dated: New York, New York
July 15, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

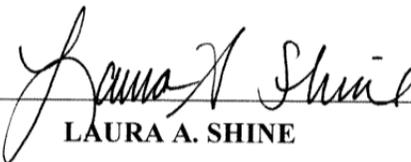
**Petition of Verizon New York Inc. for Limited
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 31 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 15, 2016 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
July 15, 2016

SERVICE LIST

351 E. 152nd LLC
c/o Miller Management LLC
Attn: Howard Miller
1293 East 5th Street, #1G
Brooklyn, NY 11230

Varma Co-operative Homes, Inc.
Attn: Maija-Leen Frayer
828 Gerard Avenue
Bronx, NY 10451

963 Woodycrest Ave LLC
c/o D&J Real Estate Management II LLC
Attn: David Sedgh
P.O. Box 680059
Corona, NY 11368

Brook-Sharp Realty LLC
Attn: Gricelda Aranda
1085 East 12th Street
Brooklyn, NY 11230

Diego Beekman Mutual Housing Association HDFC
c/o The Dweck Law Firm
Attn: H.P. Sean Dweck
10 Rockefeller Plaza
New York, NY 10020

Grandview Management Corp.
Attn: Tom Kaye
1245 Grandview Place
Bronx, NY 10452

Adonai Realty LP
Attn: Fred Jones
1158 Intervale Avenue
Bronx, NY 10459

829 Southern Boulevard HDFC
Attn: Maureen Martinez
829 Southern Boulevard, #1C
Bronx, NY 10459

3246 Realty LLC
c/o Apartment Management
Attn: Mark Neiman
2275 West County Line Road, #6-229
Jackson, NJ 08527

2680 Heath Realty Corp.
c/o M.G. Rose LLC
Attn: Marshall Rose
12 Park Hill Terrace, #1A
Yonkers, NY 10705

Aldus Green Company LP
c/o Kraus Management Inc.
Attn: Judy Peralta
33-01 Vernon Boulevard
Long Island City, NY 11106

Besnik Realty Corp.
c/o ASC Properties
Attn: Bashkim Celaj
754 Mace Avenue
Bronx, NY 10467

172 Audubon Corp.
Attn: Isaac Nieves
305 East 204th Street
Bronx, NY 10467

980 Simpson Street HDFC
c/o Concord Management of NY LLC
Attn: Michael Rooney
1328 New York Avenue
Huntington Station, NY 11746

Kelly Street Redevelopment HDFC Inc.
c/o WinnResidential (NY) LLC
Attn: Maria Almanzar
2534 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

Diego Beekman Mutual Housing Association HDFC
c/o The Dweck Law Firm
Attn: H.P. Sean Dweck
10 Rockefeller Plaza
New York, NY 10020

Brook-Sharp Realty LLC
Attn: Gricelda Aranda
1085 East 12th Street
Brooklyn, NY 11230

Ruby's Bx Holding, LLC
Attn: Hannan Altaf
2756 Creston Avenue
Bronx, NY 10468

Sumbal Realty Corp.
c/o JLP Metro Management Inc.
Attn: Louis Popovic
3397 East Tremont Avenue, 2nd Floor
Bronx, NY 10461

Bist Realtors LLC
c/o Mautner-Glick Corp.
Attn: Raymond Muscap
1345 3rd Avenue, 2nd Floor
New York, NY 10075

Trio 90 LLC
c/o Mautner-Glick Corp.
Attn: Chris Fenech
1345 3rd Avenue, 2nd Floor
New York, NY 10075

PMK Management, LLC
Attn: Shander Sood
34 Knickerbocker Road
Manhasset, NY 11030

212-214 East 77th Street Inc.
c/o Kenilworth Equities Ltd.
Attn: Mitchell Shahade
825 Third Avenue, #1801
New York, NY 10022

478-480 Central Park West Condominium
c/o Mann Realty Associates
Attn: Neeraj Sharma
336 West 37th Street, #200
New York, NY 10018

Mon-Rose Realty Corp.
c/o Green Door Realty Corp.
Attn: Amanda Siew
115 Vermilyea Avenue, #1A
New York, NY 10034

Dai Ming Realty Corp.
Attn: Shok Hing Lee
151-31 33rd Road
Queens, NY 11354

MBK Group, LLC
c/o Sidney Rubell Company LLC
Attn: Elaine M. Gorlechen
348 West 23rd Street, #2F
New York, NY 10011

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

Hpeny HDFC, Inc.
c/o WinnResidential (NY) LLC
Attn: Barry Timmons
2534 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

J & Y Realty LLC
Attn: Rita Yankovich
1471 East 2nd Street
Brooklyn, NY 11230

Prospect 21st LLC
c/o Bronstein Properties, LLC
Attn: Bill Gamba
108-18 Queens Boulevard, #302
Forest Hills, NY 11375