

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



Joseph A. Post
Deputy General Counsel – NY

July 19, 2016

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

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

Verizon has completed pre-installation surveys at each of the 31 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.

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. 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 31 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 16-_____

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 31 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 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 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 H 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 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 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, and that it has insurance covering such installation, proof of which can be produced upon request.

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 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 install its facilities for reasons that may

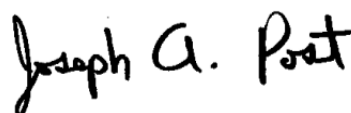
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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,



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

Counsel for Verizon New York Inc.

Dated: July 19, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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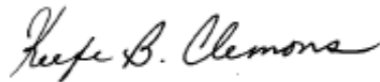
Matter 16-_____

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 19, 2016

**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 31 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 19, 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 19, 2016

SERVICE LIST

1 West 126th Street HDFC
c/o H.S.C. Management Corp.
Attn: Lance McLaughlin
850 Bronx River Road, #108
Bronxville, NY 10708

The Manor House, LLC
c/o Pine Management, Inc.
Attn: Thomas Rohlman
78 Manhattan Avenue, Basement
New York, NY 10025

107 University Place LLC
c/o Lehman & Lehman
Attn: Michael Lehman
343 Millburn Avenue, #200
Millburn, NJ 07041

10 Bleecker Street Owners Corp.
c/o Superior Management Inc.
Attn: Jeff Segal
50 Bank Street
New York, NY 10014

135 Charles Street LLC
c/o Bernic Management, LLC
Attn: Slavko Bernic
36 Maple Place, #200
Manhasset, NY 11030

240 Sullivan Street LLC
c/o Time Equities, Inc.
Attn: Shavon Anderson
55 Fifth Avenue, 14th Floor
New York, NY 10003

Grace Towers Apartments, LP
c/o Reliant Realty Services Inc.
Attn: Michael Bryantsev
885 2nd Avenue, 16th Floor
New York, NY 10017

Towne Associates LLC
c/o Caryle Construction Corp.
Attn: David Hartstone
340 East 46th Street, Ground Floor
New York, NY 10017

10 Park Realty Co. LLC
c/o B & R Management Co., LLC
Attn: Ben Preston
363 Westchester Avenue, 2nd Floor
Port Chester, NY 10573

307-309 Mott Realty, LLC
c/o T & T Realty Management LLC
Attn: Terrence Lowenberg
419 Lafayette Street, 5th Floor
New York, NY 10003

560 West 165th Street Associates, LP
c/o Volunteers of America
Attn: Sandra Marquez
560 West 165th Street
New York, NY 10032

Jagoda Realty Company
Attn: Mark Perllleshi
789 Waring Avenue
Bronx, NY 10467

4011 Realty LLC
c/o Empress Property Group
Attn: Lav Bauta
4011 Kings Highway
Brooklyn, NY 11234

Calzolaio Family LLC
Attn: Giancarlo Calzolaio
25-56 44th Street
Astoria, NY 11103

Forest Hills 71 LLC
c/o Parkoff Operating Corp.
Attn: Michael Papilsky
98 Cutter Mill Road, #444
Great Neck, NY 11021

OLSL Forest Hills LLC
c/o Atria Forest Hills
Attn: Steven Rigie
112-50 72nd Avenue
Forest Hills, NY 11375

Triangle Associates Holdings, LP
c/o Midwood Management
Attn: Moshe Altusky
600 Avenue Z
Brooklyn, NY 11223

Coolidge Realty LLC
Attn: Albert Crecco, Jr.
2417 Jericho Turnpike, #283
Garden City Park, NY 11040

65-65 Booth Street, LLC
c/o David Minkin Management Co., Inc.
Attn: Leslie Orgel
95-25 Queens Boulevard, #1014
Rego Park, NY 11374

8910 Rego LLC
c/o Farkas Management, LLC
Attn: Jeffrey Farkas
103-17 Metropolitan Avenue, 2nd Floor
Forest Hills, NY 11375

94-19 Realty Co., LLC
c/o B & R Management Co., LLC
Attn: Ben Preston
363 Westchester Avenue, 2nd Floor
Port Chester, NY 10573

94-20 Realty Co., LLC
c/o B & R Management Co., LLC
Attn: Ben Preston
363 Westchester Avenue, 2nd Floor
Port Chester, NY 10573

Regency Plaza Condominium
c/o CLS Professional Inc.
Attn: Vincent Lo
132-03 Sanford Avenue, Lobby
Flushing, NY 11355

37-04 Associates LLC
Attn: Luis DeLaCruz
200 West 16th Street
New York, NY 10011

Ilan Apartments, LLC
c/o Werber Management, Inc.
Attn: Martin Werber
40-52 75th Street, #1F
Elmhurst, NY 11373

Cherry Tower Condominium
Attn: Nellie Yan
43-17 Union Street
Flushing, NY 11355

Kypros Realty, LLC
c/o Direct Management Corp.
Attn: Georgia Leandrou
42-14 Astoria Boulevard
Astoria, NY 11103

George Lambadis Inc.
Attn: George Lambadis
40 Southview Circle
Lake Grove, NY 11755

Conscious Affluent Real Estate LLC
Attn: George Barlis
41-48 40th Street
Long Island City, NY 11104

QP11 - 47-07 39 Street LLC
c/o FirstService Residential New York, Inc.
Attn: Taylor Katz
622 Third Avenue, 14th Floor
New York, NY 10017

Cambridge Leasing Property Limited Liability Company

c/o Estates NY Real Estate Services LLC

Attn: Marc Pollack

40 West 57th Street, 23rd Floor

New York, NY 10019