

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



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

August 3, 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 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 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 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.

**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

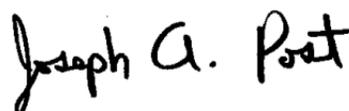
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: August 3, 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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
August 3, 2016

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

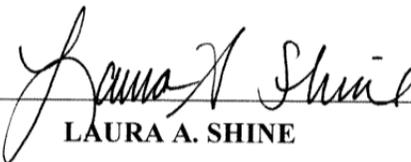
**Petition of Verizon New York Inc. for Orders of  
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**Matter 16-\_\_\_\_\_**

**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 August 3, 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  
August 3, 2016

## SERVICE LIST

35-28 Realty, LLC  
Attn: Ben Asamoah  
2524 Seymour Avenue, Ground Floor  
Bronx, NY 10469

37-30 74th Street, LLC  
c/o Midwood Management Corp.  
Attn: Danny Patel  
430 Park Avenue, #505  
New York, NY 10022

Woodside50 LLC  
c/o WBR Management Corp.  
Attn: Parviz Shahabi  
45 North Station Plaza  
Great Neck, NY 11021

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

Imperial Leasing Property LLC  
c/o Estates NY Real Estate Services LLC  
Attn: Leyden Neira  
40 West 57th Street, 23rd Floor  
New York, NY 10019

Met 116 LP  
c/o Orin Management LLC  
Attn: Louis DeLaCruz  
200 West 16th Street  
New York, NY 10011

85-16 Park Lane South, LLC  
Attn: Zarko Cvijic  
P.O. Box 340207  
Brooklyn, NY 11234

350 West Broadway Condominium  
c/o Jordan Cooper & Associates, Inc.  
Attn: Donna Agosta  
440 9th Avenue, 15th Floor  
New York, NY 10001

The Strathmore Condominium  
c/o Manhattan North Management Company, Inc.  
Attn: Luis Nunez  
107-129 East 126th Street, 1st Floor  
New York, NY 10035

Mount Morris Park West Condominium  
c/o AKAM Associates, Inc.  
Attn: Dale Garfinkel  
260 Madison Avenue, 12th Floor  
New York, NY 10016

206 West 17th Street Condominium  
c/o The Andrews Organization  
Attn: Afrim Pocesta  
666 Broadway, 12th Floor  
New York, NY 10012

Reclaim HDFC  
c/o Dougert Management Corp.  
Attn: Eric Vazquez  
2881 Middletown Road  
Bronx, NY 10461

1175-77-85 Anderson Avenue HDFC  
c/o H.S.C. Management Corp.  
Attn: Michael Smith  
850 Bronx River Road, #108  
Yonkers, NY 10708

Rosina Associates, LP  
c/o Building Management Associates, Inc.  
Attn: Steven M Seltzer  
885 Bruckner Boulevard  
Bronx, NY 10459

42-44 Meserole BPC Partners, LLC  
c/o Plaza Management USA, Inc.  
Attn: Jacob Bernat  
199 Lee Avenue, PMB #381  
Brooklyn, NY 11211

1057 Lexington LLC  
c/o Rudd Realty Management Corp.  
Attn: Joshua Greenberg  
641 Lexington Avenue, 10th Floor  
New York, NY 10022

Royal Charter Properties, Inc.  
Attn: Ed Cleveland  
405 East 71st Street, #1F  
New York, NY 10021

124 East 84th St. Corporation  
c/o Key Real Estate Associates, LLC  
Attn: John Cummings  
217 Broadway, #309  
New York, NY 10007

Karma Properties LLC  
c/o EVO Real Estate Group, Inc.  
Attn: Edward Andron  
1430 Broadway, 20th Floor  
New York, NY 10018

83-85 First Avenue Condominium  
c/o FirstService Residential New York, Inc.  
Attn: Dustin Zucker  
622 Third Avenue, 14th Floor  
New York, NY 10017

Peter Hirakis  
c/o Nytal Management  
Attn: Peter Hirakis  
205-49 Linden Boulevard, 2nd Floor  
Saint Albans, NY 11412

LL Solutions LLC  
Attn: Issaka Maiguzo  
36 West 37th Street, Ground Floor  
New York, NY 10018

145 82nd Street Associates, LLC  
c/o Transworld Equities  
Attn: Ciro Salcedo  
122 East 42nd Street, #4705  
New York, NY 10168

102-23 Family Corp.  
Attn: Nancy Lin  
53-16 Little Neck Parkway  
Little Neck, NY 11362

Booth 118, LLC  
c/o Nemat Homes, Inc.  
Attn: Shahiyar Azizzadeh  
559 Middle Neck Road  
Great Neck, NY 11023

477 Central Park West Owners Ltd.  
c/o Buchbinder & Warren LLC  
Attn: Janie DeLeon  
One Union Square West, #402  
New York, NY 10003

Strivers North Condominium  
c/o Harlem Property Management, Inc.  
Attn: Jim Simari  
272 Lenox Avenue  
New York, NY 10027

Vista Tower Condominium  
Attn: Cozette Dotson  
315 Central Park West, #1200  
New York, NY 10025

Gunther Hans Duy  
82-39 62nd Avenue  
Middle Village, NY 11379

The 69-75 Carroll St Condominium  
c/o D & D Management Services Corp.  
Attn: Darlene Cucco  
6725 13th Avenue  
Brooklyn, NY 11219

Harlem Horizon Condominium  
Attn: Adam Kapner  
477 Madison Avenue, 6th Floor  
New York, NY 10022

281 St. Nicholas Partners LLC  
c/o Monarch Realty Holdings, LLC  
Attn: Ezra Bennett  
111 Great Neck Road, #514  
Great Neck, NY 11021

Silpar Realty Inc.  
Attn: John Pavon  
152 Dyckman Street  
New York, NY 10040

The Gems Condominium  
c/o BL Management Inc.  
Attn: Mitch Hochhauser  
25-83 Francis Lewis Boulevard  
Bayside, NY 11358

Queens West Development Corp.  
c/o Avalon Riverview North, LLC  
Attn: Amber Metheney  
4-75 48th Avenue, 1st Floor  
Long Island City, NY 11109