

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



Joseph A. Post
Deputy General Counsel – NY

August 5, 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 45 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 45 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 45 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 45 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 45 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 45 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

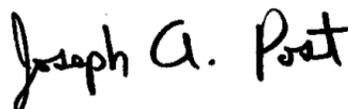
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: August 5, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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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
August 5, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

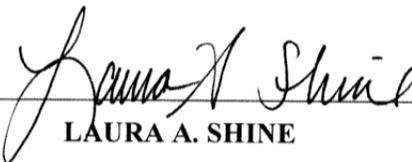
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 45 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 5, 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 5, 2016

SERVICE LIST

J & M Property Group LLC
c/o Bronstein Properties, LLC
Attn: Peter Mettham
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

475 Sterling Place Condominium
c/o FirstService Residential New York, Inc.
Attn: Boris Meydid
95-25 Queens Boulevard
Rego Park, NY 11374

780 GW Realty LLC
c/o Heller Realty
Attn: Mark Brucato
745 Fifth Avenue, #1250
New York, NY 10151

Feenjon Corporation
Attn: Robert Engelhardt
103 Mac Dougal Street, #1
New York, NY 10012

1909 Realty LLC
c/o Lilmor Management LLC
Attn: David Gluck
2003 Avenue J, #1C
Brooklyn, NY 11210

Palushaj Properties LLC
c/o ZNS Realty Corp.
Attn: Nick Palushaj
279-281 East 204th Street
Bronx, NY 10467

Mark Perlleshi
c/o Pej Realty Management
748 Astor Avenue
Bronx, NY 10467

S.J. Marsh Equities, Inc.
Attn: Irving Fleischman
1303 53rd Street, #257
Brooklyn, NY 11219

2301 Realty Associates LLC
c/o G & G Management
Attn: Joel Guttman
206 Lee Avenue
Brooklyn, NY 11206

R & B 668 Realty Inc.
Attn: Bobby Ng
1172 Sheepshead Bay Road
Brooklyn, NY 11235

Eugenia Realty Partners LLC
Attn: Theodore Kasapis
30-33 32nd Street, #1B
Astoria, NY 11102

5835 Granger Street LLC
c/o Pistilli Realty Group
Attn: Edith Lopez
35-01 30th Avenue, 3rd Floor
Astoria, NY 11103

65-15 Alderton Owners Corp.
c/o Delkap Management, Inc.
Attn: Kenneth Oppenheimer
82-12 151st Street, #1
Jamaica, NY 11414

Dorian Owners Inc.
c/o First Management Corp.
Attn: James Demetriou
34-03 Broadway
Astoria, NY 11106

Antoni Wojciuk
Attn: Donna Wojciuk
63-64 79th Street
Middle Village, NY 11379

97-11 63rd Drive Apartments Owners Corp.
c/o Medallion Real Estate LLC
Attn: Victor Fein
141-30 84th Road, #C
Briarwood, NY 11435

Maple 134-37 LLC
c/o Malik Management
Attn: Jessica Morales
P.O. Box 77538
Woodside, NY 11377

Columbus 104 LLC
c/o Teams Management LLC
Attn: Frank Pecora
1374 First Avenue, #1A
New York, NY 10021

165-20 Highland Owners Corp.
c/o SLJ Property Management, LLC
Attn: Reuben Ramirez
144-63 35th Avenue, #1G
Flushing, NY 11354

48-10 45th Street Owners, Inc.
c/o Olleh Realty Corp.
Attn: Doug Crane
47-16 44th Street
Queens, NY 11377

Garden Hills Condominium
c/o ABM Management Corp.
Attn: Regina Roberts
99 Power House Road, #307
Roslyn Heights, NY 11577

39-75 56th Street Owners Corp.
c/o All Area Realty Services Inc.
Attn: Michael Lago
99 Tulip Avenue, #302
Floral Park, NY 11001

Judge Properties LLC
c/o Rowdy Management, Inc.
Attn: Elizabeth Novotny
381 Park Avenue South, #1420
New York, NY 10016

Bih Yu Wu Revocable Trust
Attn: Shu Yin Wu
32-37 81st Street
East Elmhurst, NY 11370

Woodside Realty LLC
c/o Almarc Realty Corp.
Attn: Sheik Saddick
8605 Bay Parkway, 2nd Floor
Brooklyn, NY 11214

Barclay Condominium
c/o Metropolitan Hudson Management Group, Inc.
Attn: Maria Germini
6 Gilbert Park
Ossining, NY 10562

Ryer Realty LLC
Attn: Irving Low
1375 Coney Island Avenue, #218
Brooklyn, NY 11230

2235 Bassford Partners LLC
Attn: Daniel Platovsky
425 Madison Avenue, 19th Floor
New York, NY 11017

911 LLC
Attn: Mark Neiman
P.O. Box 1064
Jackson, NJ 08527

K.S.M. Holding, Ltd.
c/o Miller Management LLC
Attn: Howard Miller
1293 East 5th Street, #1G
Brooklyn, NY 11230

2736 Independence Ave. Owners Corp.
c/o Robert E. Hill, Inc.
Attn: Stewart Hackett
279 West 231st Street
Bronx, NY 10463

Longwood Residences HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 Second Avenue, 31st Floor
New York, NY 10017

Ocean Terrace Towne House Condominium
c/o Impact Real Estate Management Inc.
Attn: Greg Cohen
45-18 Court Square, #401
Long Island City, NY 11101

Mi Casa HDFC
c/o Arete Management LLC
Attn: Julius Lamar
42 West 39 Street, 14th Floor
New York, NY 10018

MSMC Residential Realty LLC
c/o Rose Associates, Inc.
Attn: Jay Schofield
200 Madison Avenue, 5th Floor
New York, NY 10016

Central Bayport LLC
Attn: Ernest Schemitsch
176 Union Street, #1L
Brooklyn, NY 11231

Phoenicia Properties LLC
c/o Verco Properties LLC
Attn: Christopher Verni
One Station Plaza, #2A
Mamaroneck, NY 10543

55 Hicks Street Corp.
c/o Marin Management Corp.
Attn: Gary Glabman
157 East 25th Street
New York, NY 10010

West 137 Street, LP
c/o Prestige Management Inc.
Attn: Clayton Johnson
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

95 Park Terrace East Owners Inc.
c/o Skyline NY Management Solutions LLC
Attn: Nancy Rodriguez
333 Westchester Avenue, #E2201
White Plains, NY 10604

Babix Realty Corp.
Attn: Lolita Babikian
50-40 248th Street
Little Neck, NY 11362

The 147-37 Roosevelt Condominium
c/o Norcor Management Corp.
Attn: Vincent Lo
P.O. Box 720247
Jackson Heights, NY 11372

88-06 Park Lane South, LLC
Attn: Asdis Perkowski
64-77 Ellwell Crescent
Rego Park, NY 11374

Columbus Avenue Redevelopment Company, LP
c/o Metropolitan Realty Group, LLC
Attn: Mariela Velez
60 Cuttermill Road, #200
Great Neck, NY 11021

Sunrise Terrace Condominium
c/o Four Seasons Management Corp.
Attn: Theresa Chin
22-30 119th Street
College Point, NY 11356