

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



Joseph A. Post
Deputy General Counsel – NY

September 16, 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 44 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 44 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 44 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 44 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 44 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 44 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

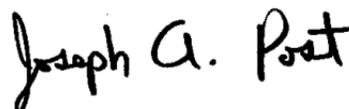
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

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: September 16, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 44 Multiple-Dwelling Unit Buildings in
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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
September 16, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

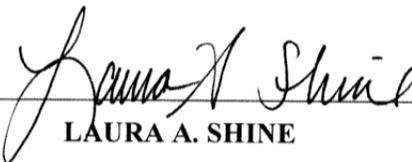
**Petition of Verizon New York Inc. for Orders of
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 44 Multiple-Dwelling Unit Buildings in the City of New York was sent on September 16, 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
September 16, 2016

SERVICE LIST

Upaca Site 7 Associates, LP
c/o Manhattan North Management Company, Inc.
Attn: Dennis Ovalle
107-129 East 126th Street
New York, NY 10035

AK TP4 HDFC, Inc.
c/o Manhattan North Management Company, Inc.
Attn: Neda Barzideh
107-129 East 126th Street
New York, NY 10035

MS TP4 HDFC, Inc.
c/o Manhattan North Management Company, Inc.
Attn: Lucy Almanzar
107-129 East 126th Street
New York, NY 10035

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

Cherokee Owners Corp.
c/o Century Management Services Inc.
Attn: Adam Zerka
7 Penn Plaza, #1400
New York, NY 10001

152 Ludlow Street LLC
c/o HUBB NYC Property Management LLC
Attn: George Hristodoulou
130 East 59th Street, #14A
New York, NY 10022

Sama Dunwell LLC
c/o Metropolitan Realty Group, LLC
Attn: Scott Jaffee
60 Cutterhill Road, #200
Great Neck, NY 11021

Wien House Associates LP
Attn: Michael Fermaglich
54 Nagle Avenue
New York, NY 10040

720-730 Fort Washington Ave. Owners Corp.
c/o Gumley-Haft LLC
Attn: Alan Warshavsky
415 Madison Avenue, 5th Floor
New York, NY 10017

1741 Pilgrim Avenue LLC
c/o Luigi Mondelli Management
Attn: Tina Mondelli
2919 Middletown Road
Bronx, NY 10461

J. J. A. Holding Corp.
Attn: Ray Brijarj
P.O. Box 817
Yonkers, NY 10704

Briar Owners LLC
c/o Central Queens Properties Corp.
Attn: Neal Hartman
91-31 Queens Boulevard, #503
Elmhurst, NY 11373

800 Avenue H LLC
c/o PRC Management
Attn: Laura Fisher
240 Madison Avenue, 9th Floor
New York, NY 10016

3095 30 LLC
Attn: George & Eleni Skountzos
30-95 30th Street, #2F
Astoria, NY 11102

Forest City Master Associates III, LLC
c/o Forest City Management
Attn: Ingrid Hernandez
54-39 100th Street, Management Office
Corona, NY 11368

Waterview Marina Condominium
Attn: Ariel Malekan
48 East Old Country Road, #203
Mineola, NY 11501

155-17 Sanford Owners Corp.
c/o Douglaston Realty Management Corp.
Attn: Panagiotis Papadoniou
42-01 235th Street
Douglaston, NY 11363

44-74 21st Street Realty, LLC
c/o Kartsonis Realty LLC
Attn: Dean Kartsonis
31-16 30th Avenue, #304
Astoria, NY 11102

Aris Realty Corp.
Attn: Constantine Papamichael
31-87 Steinway Street, #5
Astoria, NY 11103

Aris Realty Corp.
Attn: Constantine Papamichael
31-87 Steinway Street, #5
Astoria, NY 11103

QPll - 42-29 Judge Street LLC
c/o FirstService Residential New York, Inc.
Attn: Taylor Katz
622 Third Avenue, 14th Floor
New York, NY 10017

Jeffrey Apartments, LLC
Attn: Steven Silverstein
40-70 Hampton Street, Management Office
Elmhurst, NY 11373

Olmstead Owner's Corp.
c/o Acapulco Management Corp.
Attn: Mark Misk
37-51 76th Street, 1st Floor
Flushing, NY 11372

84-11 Elmhurst LLC
c/o Malik Management LLC
Attn: Lisa Byrus
84-11 Elmhurst Avenue, #1F
Woodside, NY 11373

2430 Holding Ltd.
Attn: Al Lazar
P.O. Box 3399
Wallington, NJ 07057

2735-37 Marion Ave LLC
c/o The Morgan Group LLC
Attn: Zach Pisani
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

V.C.R Rodame Corp.
c/o First Management Corp.
Attn: James Demetriou
34-03 Broadway
Astoria, NY 11106

76 West 86th Street Corp.
c/o Hakim Organization
Attn: Eli Samuels
3 West 57th Street, 6th Floor
New York, NY 10019

M&B Lincoln Realty Corp.
c/o WM Realty Management
Attn: Aaron Witzniter
5318 New Utrecht Avenue, 2nd Floor
Brooklyn, NY 11219

Bay Parkway Holdings LLC
Attn: Aliza Yurman
P.O. Box 900417
Far Rockaway, NY 11690

Greystone Properties 104 LLC
c/o Greystone Management Corp.
Attn: Anne Goldrach
30 Vesey Street, #1700
New York, NY 10007

400 West 153rd Realty Corporation
c/o Mann Realty Associates
Attn: Neeraj Sharma
336 West 37th Street, #200
New York, NY 10018

830 West 177th LLC
Attn: Brian Shalit
1612 Kings Highway, #157
Brooklyn, NY 11229

Corona Towers Condominium
c/o Nash Management LLC
Attn: Mark Misk
37-51 76th Street, 1st Floor
Flushing, NY 11372

Beaubourg Manor Condominium
Attn: Derek Zhen
85-24 57th Avenue, #3C
Flushing, NY 11373

Victoria Manor Condominium
Attn: Danny Law
85-30 57th Avenue, #1A
Elmhurst, NY 11373

Royal Plaza Condominium
Attn: Lian Wu
136-20 38th Avenue, #9E
Flushing, NY 11354

Park View Condominium
Attn: George Kythreotis
P.O. Box 3204
Astoria, NY 11103

90 Woodhaven LLC
Attn: Kang Li Zheng
86-39 90th Street
Jamaica, NY 11421

The Beacon at Barclay Condominium
c/o HIPO Management
Attn: Stella Tan
144-77 Barclay Avenue
Queens, NY 11355

70 Franklin Place LLC
Attn: Arthur Karpati
191 Chrystie Street, #4R
New York, NY 10002

Highbridge Park Partners, LLC
c/o NYC Management
Attn: Ari Yeisfogal
381 Park Avenue South, 15th Floor
New York, NY 10016

Nagle 184 LLC
Attn: Dov Schrever
P.O. Box 659
Spring Valley, NY 10977

Molee Inc.
Attn: Molee Chiu
88-19 50th Avenue
Elmhurst, NY 11373