

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



Joseph A. Post
Deputy General Counsel – NY

October 6, 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 46 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 46 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 46 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 46 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 46 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 46 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

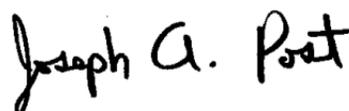
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: October 6, 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
October 6, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

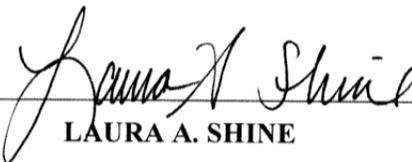
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 46 Multiple-Dwelling Unit Buildings in the City of New York was sent on October 6, 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
October 6, 2016

SERVICE LIST

16 East 96th Apartment Corp.
c/o William Colavito, Inc.
Attn: Richard Mathews
352 Seventh Avenue, #211
New York, NY 10001

Marx Development Corporation
c/o B & B Management
Attn: Aaron Bauer
1624 Webster Avenue
Bronx, NY 10457

Gittel Realty Associates, LP
c/o Paro Management Co., Inc.
Attn: Ronald Schwartz
175 Roslyn Road
Roslyn Heights, NY 11577

Marx Development Corporation
c/o B & B Management
Attn: Robert Bauer
1624 Webster Avenue
Bronx, NY 10457

Dalny 175 LLC
c/o Bronstein Properties, LLC
Attn: Joe Masino
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

Kew Gardens Owners Corp.
c/o Impact Real Estate Management Inc.
Attn: George Schatiloff
45-18 Court Square, #410
Long Island City, NY 11101

25-55 33rd Street LLC
c/o Big City Property Management Inc.
Attn: Fazlur Khan
32-16 Broadway, 2nd Floor
Astoria, NY 11106

690 E. 182 St. LLC
c/o Quality One Management LLC
Attn: Johnny Aledo
203 West 145th Street, Office
New York, NY 10039

2310 Belmont Realty LLC
c/o Schur Management Co. Ltd.
Attn: Tony Pacheco
2432 Grand Concourse, #400
Bronx, NY 10458

2255 Morris Ave. LLC
c/o APG Realty Corp.
Attn: Alex Gazivoda
4419 Third Avenue, #4C
Bronx, NY 10457

Bandil Farms Inc.
Attn: Salvatore Iuso
6 Furler Street
Totowa, NJ 07512

Anthony Equities, Ltd.
c/o Annal Management Co. Ltd.
Attn: Dora Genao
1325 Castle Hill Avenue, 2nd Floor
Bronx, NY 10462

Webster Ryer HDFC
c/o Fordham-Bedford Housing Corp.
Attn: Patrick Metellus
2751 Grand Concourse
Bronx, NY 10468

Alliance Housing Associates LP
Attn: Berry Goodman
55 West 155th Street, Office
Bronx, NY 10452

1201 Shakespeare Avenue HDFC
c/o Finger Management Corp.
Attn: Joseph Bavaro
20 Tuckahoe Road
Yonkers, NY 10710

EyeBall Associates LLC
c/o Finkelstein Timberger Real Estate LLC
Attn: Tony East
111 Brook Street, 2nd Floor
Scarsdale, NY 10583

Bronx Preservation HDFC
c/o Progressive Management of N.Y. Corp.
Attn: Perry Parker
15 Verbena Avenue, #100
Floral Park, NY 11001

1561 - 71 Sheridan Tenants Corp.
c/o Norwax Associates Inc.
Attn: Carlos Ramirez
1046 McLean Avenue
Yonkers, NY 10704

Davidson Avenue SIP HDFC
c/o Prestige Management Inc.
Attn: Roselyn Gaspard
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

1072 Woodycrest Associates LLC
c/o David Eisenstein Real Estate Corp.
Attn: Jacob Eisenstein
244 West 54th Street, #702
New York, NY 10019

600 Trinity LLC
c/o The Morgan Group
Attn: Stuart Morgan
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

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

Boston Realty Holding LLC
c/o Deegan Management Co.
Attn: Mendel Jacobs
185 Marcy Avenue, #102
Brooklyn, NY 11211

Paolo DelGiorno
Attn: Carmela Di Gregorio
63-06 76th Street
Middle Village, NY 11379

Flushing Manor Condominium
c/o Four Seasons Real Estate & Management
Attn: Teresa Chin
22-30 119th Street, 2nd Floor
College Point, NY 11356

Unique People Services, Inc.
Attn: Donald Bynum
4234 Vireo Avenue, 1st Floor
Bronx, NY 10470

Ferl Realty Co.
c/o Copperwood Real Estate, LLC
Attn: Priscilla Rukaj
317 East 84th Street
New York, NY 10028

Crescent Building LLC
c/o Beaumont Realty LLC
Attn: Leonard Scarola
136-16 32nd Avenue
Flushing, NY 11354

The 24-32-42 Walton Street Condominium
c/o Goose Property Management, LLC
Attn: Jacob Katz
505 Flushing Avenue, #1F
Brooklyn, NY 11205

Haven View LLC
Attn: Scott Weiss
109 Montgomery Avenue, #102
Scarsdale, NY 10583

103-18 Inc.
Attn: Hak Tung Lam
133-47 Sanford Avenue, #11B
Flushing, NY 11355

Rego Park Gardens Condominium
c/o Douglas Elliman Property Management
Attn: Cynthia DeJesus
675 Third Avenue, 5th Floor
New York, NY 10017

Max Realty, LLC
Attn: Carl/Ben Rosenberg
103-13 51st Avenue
Corona, NY 11368

107-24 Corona Ave. Realty LLC
Attn: Lisa Benjamin
25 Gristmill Lane
Great Neck, NY 11023

Flushing Terrace Condominium
c/o All Area Property Management Co., Inc.
Attn: James Liu
99 Tulip Avenue, #302
Floral Park, NY 11001

Europa Condominium
c/o FirstService Residential New York, Inc.
Attn: Luis Nunez
622 Third Avenue, 15th Floor
New York, NY 10017

2129 Amsterdam Realty, LLC
c/o Triarch Management Inc.
Attn: Brandon Goldgrub
153 West 27th Street, #206
New York, NY 10001

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

29-32 LLC
Attn: Joseph Vaccaro
51-14 Redfield Street
Douglaston, NY 11362

Stahl York Ave Co., LLC
c/o Charles H. Greenthal Management Corp.
Attn: Virginia Conti
4 Park Avenue, 3rd Floor
New York, NY 10016

Gecaj Realty Corp.
Attn: Beatriz Melendez
2465 Arthur Avenue
Bronx, NY 10458

31-12 Union Plaza Condominium
c/o Hipo Management Inc.
Attn: Stella Tan
P.O. Box 640785
Oakland Gardens, NY 11364

Rego Park Gardens Condominium
c/o Douglas Elliman Property Management
Attn: Cynthia DeJesus
675 Third Avenue, 5th Floor
New York, NY 10017

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