

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



Joseph A. Post
Deputy General Counsel – NY

October 26, 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

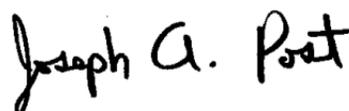
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: October 26, 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 26, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

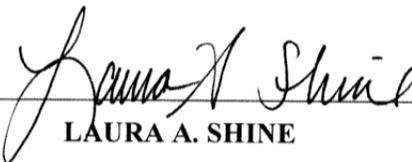
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DECLARATION OF LAURA A. SHINE

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 October 26, 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 26, 2016

SERVICE LIST

501 West 41st Street Associates, LLC
c/o Fetner Properties Inc.
Attn: Linda Attinger
675 Third Avenue, #28
New York, NY 10017

3230 Cruger Owners Corp.
Attn: Jeffrey Schneider
348 West 57th Street, #190
New York, NY 10019

785 Park Avenue Owners Inc.
c/o Brown Harris Stevens Residential Management, LLC
Attn: Stanley Rothenberg
770 Lexington Avenue, 5th Floor
New York, NY 10065

LESMPHA HDFC
Attn: Richard Ramirez
228 East 3rd Street, Ground Floor
New York, NY 10009

The Alexander Madison Condominium
c/o 802 Avenue U Development LLC
Attn: Valdimir Masloynkin
12 Havemeyer Place
Greenwich CT 06830

Avonova Condominium
c/o Orsid Realty Corp.
Attn: Grazyna Cyprys
1740 Broadway, 2nd Floor
New York, NY 10019

PH HDFC
c/o Arco Management Corp.
Attn: Alicia McSorley
4 Executive Boulevard, #100
Suffern, NY 10901

Hillside Realty I Co., LLC
c/o The Pinnacle Group
Attn: Isak Radoncic
1 Penn Plaza, #4000
New York, NY 10019

Bennett Realty LLC
c/o Edel Family Management Corp.
Attn: Florence Edelstein
2207 Coney Island Avenue, Ground Floor
Brooklyn, NY 11223

Hester Gardens Condominium
Attn: Chun Fong
158 Hester Street, #21
New York, NY 10013

4221 Broadway Owner LLC
c/o Galil Realty LLC
Attn: Scott Katz
1465A Flatbush Avenue
Brooklyn, NY 11210

Oceanview Towers Inc.
c/o Saparn Realty Inc.
Attn: Janis Ostrander
505 8th Avenue, #1802
New York, NY 10018

Oceanview Heyson HDFC
c/o Progressive Management of N.Y. Corp.
Attn: Michael Grew
15 Verbena Avenue, #100
Floral Park, NY 11001

Jamaica Seven LLC
c/o Zara Realty Holding Corp.
Attn: Rajesh Subraj
166-07 Hillside Avenue
Jamaica, NY 11432

Mapac Limited Liability Company
Attn: Peter Asadourian
242-34 54th Avenue
Douglaston, NY 11362

Artists Condominium
c/o ABC Properties
Attn: Bill Harra
152 West 57th Street, 12th Floor
New York, NY 10019

Atrium at Chelsea Condominium
c/o Sandra Greer Real Estate, Inc.
Attn: Sami Najjar
201 East 77th Street
New York, NY 10075

51-53 LLC
c/o Available Spaces, LLC
Attn: Ed Rich
30 Horatio Street
New York, NY 10014

D & R Rugova Properties, LLC
Attn: Rama Rugova
2970 Daniel Street
Bronx, NY 10461

Neighborhood Partnership HDFC
c/o J & Velco Co., LP
Attn: Josue Velazquez
1325 Southern Boulevard, 2nd Floor
Bronx, NY 10459

Peterson Capital LLC
c/o City Skyline Realty, Inc.
Attn: Douglas Peterson
507 West 139th Street, #A
New York, NY 10031

557-561 West 174 St. Assoc., LLC
c/o E.D.S. Management Corp.
Attn: Elliott Wolbrom
202 East 179th Street, #GA
Bronx, NY 10457

Overlook Realty LLC
c/o Abro Management Corp.
Attn: Martin Scharf
734 West Broadway
Woodmere, NY 11598

100 Cooper Property LLC
c/o ABC Properties
Attn: Joe Zagreda
152 West 57th Street, 12th Floor
New York, NY 10019

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

230 Seaman Associates, LLC
c/o Lemle & Wolff, Inc.
Attn: Christopher Anelante
5925 Broadway
Bronx, NY 10463

Pyrgos Realty Corp.
Attn: Angelo Lemodetis
34-55 11th Street
Astoria, NY 11106

Pappas Group LLC
Attn: Steve Pappas
540 Atlantic Avenue, Lower Level
Brooklyn, NY 11217

SoHa 118 Condominium
c/o Maxwell-Kates, Inc.
Attn: Adam Densky
9 East 38th Street, 6th Floor
New York, NY 10016

1356 St. Nicholas Realty LLC
Attn: Mark Neiman
P.O. Box 1064
Jackson, NJ 08527

West 183rd Street LLC
c/o Pearl Realty Management
Attn: Lawrence Perle
546 West 180th Street, #A
New York, NY 10033