

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



Joseph A. Post
Deputy General Counsel – NY

November 10, 2016

Honorable Kathleen H. Burgess
Secretary
New York Public Service Commission
Three Empire State Plaza
Albany, New York 12223

Re: Matter 16-____ – Petition of Verizon New York Inc. for Limited Orders of Entry for 43 Multiple-Dwelling Unit Buildings in the City of New York

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 43 Multiple-Dwelling Unit Buildings in the City of New York.

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 a survey of the property in preparation for 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". The signature is written in a cursive, slightly slanted style.

Joseph A. Post

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
Orders of Entry for 43 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 16-_____

PETITION FOR LIMITED ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 43 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 43 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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

Proof of Service of Notice of Intention to Install Cable Television Facilities and Service

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and

Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

Indemnification

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey, and that it has insurance covering such pre-installation survey work, proof of which can be produced upon request.

Pre-Installation Survey Work Will Be Conducted Without Prejudice to the Owner's Right to Receive Just Compensation

7. The proposed pre-installation survey 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 for the Pre-Installation Surveys

8. Verizon's formal efforts 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 survey the properties 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 the survey by Verizon pending building renovations or other activity. Verizon will continue attempting to

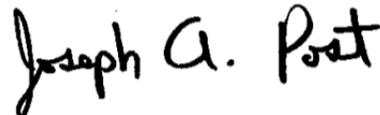
work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

Opportunity for the Owner to Answer the Petition

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, 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: New York, New York
November 10, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited
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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
November 10, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

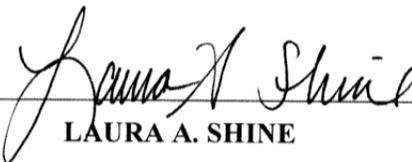
**Petition of Verizon New York Inc. for Limited
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Matter 16-_____

DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Limited Orders of Entry for 43 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 10, 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
November 10, 2016

SERVICE LIST

Harper Gardens LLC
Attn: Abe Green
694 Myrtle Avenue, #117
Brooklyn, NY 11205

Thor 17 West 125th Street LLC
c/o Thor Equities, LLC
Attn: Spencer Kane
25 West 39th Street, 11th Floor
New York, NY 10018

Common Ground Community HDFC
c/o Breaking Ground Management
Attn: Kanyun Rokicki
255 West 43rd Street, Mezzanine
New York, NY 10036

Hudbar Associates, LLC
c/o A.J. Clarke Real Estate Corp.
Attn: Scott Clarke
1881 Broadway, 4th Floor
New York, NY 10023

Grady, Inc.
c/o Leeds Associates, LLC
Attn: Stacey Shurgin
215 West 83rd Street, 1st Floor
New York, NY 10024

30 Ellwood Realty LLC
Attn: Martin Scharf
485 West 187th Street
New York, NY 10033

Rockview Apt Corp.
c/o Edel Family Management Corp.
Attn: David Edelstein
2207 Coney Island Avenue
Brooklyn, NY 11223

1865 Bogart Avenue, LLC
Attn: William Wiegand
2353 Hughes Avenue, Basement Office
Bronx, NY 10458

2130 Williamsbridge Road LLC
Attn: Niman Rugova
2130 Williamsbridge Road, #1E
Bronx, NY 10461

Erik James LLC
c/o Friedman Management Corp.
Attn: Hector Nieves
14 Penn Plaza, #2010
New York, NY 10122

654 East 227 Street LLC
c/o Bx Realty Mgmt Inc.
Attn: Cathia Prainito
2433 Boston Road
Bronx, NY 10467

2530 Holland Avenue Corp.
Attn: Govalin Jakaj
2530 Holland Avenue
Bronx, NY 10467

Barker Ave Estates LLC
c/o YMY Acquisitions LLC
Attn: Ari Weissman
2918 Avenue M
Brooklyn, NY 11210

BESI Properties LLC
Attn: Musa Dzaferovic
36-11 Steinway Street, #3E
Long Island City, NY 11101

36-54-35 Realty Corp.
c/o Page Real Estate LLC
Attn: Michael Pagano
35-20 30th Avenue
Astoria, NY 11103

98 Rivington Realty Corp.
Attn: Baoting Chen
17 East Broadway, #305
New York, NY 10002

689 East 189 St. Bronx LLC
c/o JLP Metro Management Inc.
Attn: Anton Popovic
3397 East Tremont Avenue
Bronx, NY 10467

MGSA VIII LLC
c/o Sharp Management Corp.
Attn: Stephen Melowsky
2355 Nostrand Avenue
Brooklyn, NY 11210

Parkash 2325 LLC
c/o Parkash Properties
Attn: Ved Parkash
172-14 89th Avenue
Jamaica, NY 11432

1402 Reaty, Inc.
c/o Midas Management Assoc. Inc.
Attn: Michael Pademacht
3605 Sedgwick Avenue
Bronx, NY 10463

Federation Employment and Guidance Service, Inc.
Attn: Judith Pincus
2 Park Avenue, 20th Floor
New York, NY 10016

Alcor Associates LP
c/o Kraus Management Inc.
Attn: Judy Peralta
33-01 Vernon Boulevard
Long Island City, NY 11106

916 Southern Blvd LLC
Attn: David Levitan
3154 Emmons Avenue
Brooklyn, NY 11235

1413 Prospect Avenue Realty Corp.
c/o Sandy Realty
Attn: Sandro Makaj
2316 Wallace Avenue, #A23
Bronx, NY 10467

PSI Realty LLC
Attn: Pale Cotaj
PO Box 100
Bronx, NY 10470

Arslae Realty Co., LLC
c/o Samson Management LLC
Attn: Barry Horowitz
97-77 Queens Boulevard, #710
Rego Park, NY 11374

L & M Very Vyse LLC
c/o C&C Apartment Management LLC
Attn: Francis Wilson
330 Riverdale Avenue
Yonkers, NY 10705

984 Prospect, LLC
Attn: Vozhena Vasmanov
817 Westchester Avenue
Bronx, NY 10455

FR Real Estate Development LP
Attn: Elsie Ortiz
1158 Intervale Avenue
Bronx, NY 10459

J & Velco Co., LP
c/o JGV Management Corp.
Attn: Josue Velazquez
1325 Southern Boulevard
Bronx, NY 10459

1121 Teller Properties LLC
Attn: Ismet Sabovic
2476 Belmont Avenue, Basement
Bronx, NY 10458

Prieren Realty Corp.
Attn: Gani Bajraktari
617 East 188th Street
Bronx, NY 10458

Taf Alexander Ave., Inc.
c/o New York City Management LLC
Attn: Sabrina Espinal
381 Park Avenue South, #1515
New York, NY 10016

Fairmount Place Realty LLC
Attn: Kevin Lin
131-29 Sanford Avenue
Flushing, NY 11355

Cobble Heights, LLC
c/o Ragusa Management Corp.
Attn: Joseph Ragusa
6221 Strickland Avenue
Brooklyn, NY 11234

City of New York
c/o Grenadier Realty Corp.
Attn: Alan Tang
1230 Pennsylvania Avenue
Brooklyn, NY 11239

East River Group LLC
c/o LAK Construction Corp.
Attn: Karl Alajajian
188-06 Northern Boulevard
Flushing, NY 11358

Adolfo Da Rocha
53-31 Skillman Avenue
Woodside, NY 11377

Corona 108 Realty LLC
Attn: Nick Azizi
94 Hampshire Road
Great Neck, NY 11023

Pokpoon Realty Inc.
Attn: Virachart Pokpoonpipat
396 3rd Avenue
New York, NY 10016

Avra Realty LLC
c/o America Realty, LLC
Attn: Tom Sideris
38-08 Bell Boulevard, #2
Bayside, NY 11361

100 West 80th Street Condominium
c/o Orleans Realty, LLC
Attn: Lauren Martinez
100 West 80th Street
New York, NY 10024

95-101 Thayer St. NYC LLC
c/o Park Avenue South Management LLC
Attn: George Guaraca
507 West 186th Street, #A4
New York, NY 10033