November 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 55 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 55 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 55 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,

Joseph A. Post
Petition of Verizon New York Inc. for Orders of Entry for 55 Multiple-Dwelling Unit Buildings in the City of New York

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 55 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 55 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

JOSEPH A. POST
140 West Street, 6th Floor
New York, New York 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: November 16, 2016
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 55 Multiple-Dwelling Unit Buildings in the City of New York

Matter 16-_____

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 16, 2016
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 55 Multiple-Dwelling Unit Buildings in the City of New York

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 Orders of Entry for 55 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 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.

[Signature]
LAURA A. SHINE

Dated: New York, New York
November 16, 2016
## SERVICE LIST

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<td>c/o B. Gans Management, Inc.</td>
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<td>Attn: Bernard Gans</td>
<td>Attn: Howard Miller</td>
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<td>110 East 30th Street, 4th Floor Front</td>
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<td>c/o Goldfarb Properties</td>
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<td>Attn: Andrew Goldfarb</td>
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<td>Attn: Bashkim Celaj</td>
<td>Attn: Mark Perleshi</td>
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<td>789 Waring Avenue</td>
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<td>Attn: Bryna Korn</td>
<td>Attn: Giuseppe Mattina</td>
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<tr>
<td>2003 Avenue J, #1C</td>
<td>23-60 29th Street</td>
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<tr>
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<td>Astoria, NY 11105</td>
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<td>299 West 12th Street Condominium</td>
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<td>c/o Rose Associates, Inc.</td>
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<td>Attn: Neil Bender</td>
<td>Attn: David VonHollweg</td>
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<tr>
<td>544 Hudson Street</td>
<td>200 Madison Avenue, 5th Floor</td>
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132 Perry Street Condominium
c/o The Andrews Organization
Attn: Natali Rodriguez
666 Broadway, 12th Floor
New York, NY 10012

4298 Park LLC
Attn: Gabriel Grunblatt
295 Heyward Street
Brooklyn, NY 11206

B.Z. Estates, LLC
c/o M.P. Management, LLC
Attn: Issac Piller
1274 49th Street, P.O. Box 175
Brooklyn, NY 11219

City of New York Housing Preservation & Development
c/o PWB Management Corp.
Attn: Peter Bourbeau
3092 Hull Avenue, #4
Bronx, NY 10467

2175 Ryer Ave. Corp.
Attn: Edin Kolenovic
P.O. Box 29
Bronx, NY 10451

Somerset Towers LLC
Attn: Devika Ramroop
621 West 188th Street, Front 1
New York, NY 10040

3030 Valentine Ave Owner LLC
c/o Gashi Management
Attn: Gzim Celaj
85 West 188th Street, #AA
Bronx, NY 10468

J. J. A. Holding Corp.
Attn: Patrick O'Connell
P.O. Box 817
Yonkers, NY 10704

3021 Briggs Realty LLC
c/o Appula Management Corp.
Attn: Vito Manginelli
733 Yonkers Avenue, 4th Floor
Yonkers, NY 10704

2257 Bassford Realty, LLC
Attn: Aga Ivezaj
75-47 187th Street
Fresh Meadows, NY 11366
Plaza Borinquen 88 HDFC  
c/o Shinda Management Corp.  
Attn: Christine Hopkins  
221-10 Jamaica Avenue, 3rd Floor  
Queens Village, NY 11428

Senior Living Options, Inc.  
c/o Wavecrest Management  
Attn: Monique Nazario  
87-14 116th Street  
Richmond Hill, NY 11418

Melrose Cluster, LP  
c/o RSE Management LLC  
Attn: Ramon Escobar  
2432 Grand Concourse, #509  
Bronx, NY 10458

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

Tudor Place Associates, LP  
c/o Leeds Associates, LLC  
Attn: Scott Shurgin  
215 West 83rd Street, Ground Floor Office  
New York, NY 10024

DBPB Holding Corp.  
c/o Skyc Management LLC  
Attn: Shimon Greisman  
1419 60th Street  
Brooklyn, NY 11219

1173 Holding LLC  
Attn: Acevedo Santiago  
314 McDonald Avenue  
Brooklyn, NY 11218

1860 Morris Associates  
c/o Annal Management Co. Ltd.  
Attn: Dora Genao  
1325 Castle Hill Avenue, 2nd Floor  
Bronx, NY 10462

226 W Tremont Ave LLC  
c/o Paradise Management  
Attn: Leo Brody  
199 Lee Ave, #383  
Brooklyn, NY 11211

BSP 1899 Belmont 1 LLC  
c/o Nieuw Amsterdam Property Management, LLC  
Attn: Boruch Hersh  
243 5th Avenue, P.O. Box 409  
New York, NY 10016
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c/o The Morgan Group  
Attn: Ramon Pena  
41 West Putnam Avenue, 3rd Floor  
Greenwich, CT 06830 | 835 East LLC  
Attn: Parsauram Shiwdin  
35 Arden Street, #3D  
New York, NY 10040 |
| Anderson Avenue Associates LP  
c/o Norwax Associates Inc.  
Attn: Benny Sanchez  
73 Market Street, #376  
Yonkers, NY 10710 | Forty-Marcy Ltd.  
Attn: Usher Anshel  
P.O. Box 506  
Howell, NJ 07731 |
| BSP Arthur 1 LLC  
c/o Nieuw Amsterdam Property Management, LLC  
Attn: Boruch Hersh  
243 5th Avenue, #409  
New York, NY 10016 | Arista UAC Properties, LP  
c/o Arista Management  
Attn: Marla Medina  
1635 University Avenue, 1st Floor  
Bronx, NY 10453 |
| Highbridge Community HDFC  
c/o Highbridge Community Development Corp.  
Attn: Martin Rivera  
1465 Nelson Avenue, Office A  
Bronx, NY 10452 | 162 West 165th LLC  
c/o CYA Management Group, LLC  
Attn: Ismael Ayala  
11 Avenue F, 3rd Floor  
Brooklyn, NY 11218 |
| Bronx Preservation HDFC  
c/o Progressive Management of N.Y. Corp.  
Attn: Ilsoo Kim  
15 Verbena Avenue, #100  
Floral Park, NY 11001 | 754 Manida LLC  
c/o Rockaway Capital Partners  
Attn: Zev Salomon  
207 Rockaway Turnpike, #300  
Lawrence, NY 11559 |
RM Bronx Realty LLC  
c/o Tamrak Management Inc.  
Attn: David Rakower  
972 Route 45, #204  
Pomona, NY 10970

Garrison LLC  
Attn: Edward Tempesta  
P.O. Box 740362  
Bronx, NY 10474

Brook Avenue HDFC  
c/o Breaking Ground Management  
Attn: Paul Pavon  
455 East 148th Street  
Bronx, NY 10455

The 10 Condominium  
c/o Norcor Management Corp.  
Attn: Bernard Otterman  
40-14 72nd Street, #B  
Woodside, NY 11377

BMJM Enterprise Corp.  
Attn: Jose Fernandez  
1015 East 167th Street, #1  
Bronx, NY 10459

1256 Clay Avenue Group LLC  
Attn: Boris Jagudaev  
110 Chestnut Ridge Road, #306  
Montvale, NJ 07645

Lampiris Realty Corp.  
Attn: Anna Lampiris  
44-19 192nd Street  
Flushing, NY 11358

Brook-Sharp Realty LLC  
Attn: Gricelda Aranda  
530 East 138th Street, #102  
Bronx, NY 10454

Rowland Realty Group LLC  
c/o Strategic Management Inc.  
Attn: Abe Peters  
P.O. Box 100800  
Brooklyn, NY 11210

576 E 187th St. Bronx LLC  
c/o JLP Metro Management Inc.  
Attn: Anton Popvic  
3397 East Tremont Avenue, 2nd Floor  
Bronx, NY 10461
Bronx 2224 Lyon Avenue LP  
c/o ArchRock Management  
Attn: Cara Stern  
100A Broadway, #455  
Brooklyn, NY 11249

401 Realty LLC  
c/o Parkoff Organization  
Attn: Phillip Popowitz  
98 Cuttermill Road, #444S  
Great Neck, NY 11021

127 McKinley, LLC  
Attn: Vijay Ramcharan  
89-04 103rd Avenue, 3rd Floor  
Ozone Park, NY 11417

Sedgwick HDFC Inc.  
c/o Treetop Development  
Attn: Ganil Rodriguez  
1600 Sedgwick Avenue, Management Office  
Bronx, NY 10453

Adrian Management Corp.  
Attn: Nikitas Drakotos  
5047 Broadway  
New York, NY 10034