

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



**Joseph A. Post**  
Deputy General Counsel – NY

April 13, 2017

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

***Re: Matter 17-\_\_\_\_ – Petition of Verizon New York Inc. for Orders of Entry  
for 33 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 33 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 33 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](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](mailto: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 33 Multiple-Dwelling Unit Buildings in  
the City of New York**

**Matter 17-\_\_\_\_\_**

**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 33 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 33 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

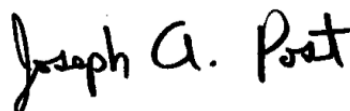
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: April 13, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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the City of New York**

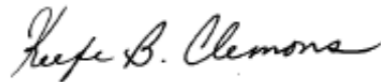
**Matter 17-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
April 13, 2017

**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 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on April 13, 2017 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  
April 13, 2017

## SERVICE LIST

Hamilton Heights Terrace Associates, LP  
c/o Essex Plaza Management Associates  
Attn: Fred Lambert  
757 Bushwick Avenue  
Brooklyn, NY 11221

JRD Realty NY LLC  
Attn: Mahan Kiumehr  
44 East 32nd Street, 9th Floor  
New York, NY 10016

North Queensview Homes, Inc.  
Attn: Donna Arruffat  
3360 21st Street, Building 7, 1st Floor  
Long Island City, NY 11106

Pimor Associates LLC  
c/o Tzifil Realty Corp.  
Attn: Phil Orner  
72-29 137th Street  
Queens, NY 11367

Parkash 89-20 161 LLC  
c/o Ved Parkash Properties  
Attn: Ved Parkash  
172-14 89th Avenue  
Jamaica, NY 11432

143-5 Owners Corp.  
c/o FirstService Residential New York, Inc.  
Attn: Nicole Wong  
622 3rd Avenue, 15th Floor  
New York, NY 10017

2494 Morris Avenue LLC  
c/o Casablanca Management  
Attn: Monique Casablanca  
217 West 231st Street, #3  
Bronx, NY 10463

2922 LLC  
c/o 2855 Mgmt LLC  
Attn: Michael Goldberg  
5600A Broadway  
Bronx, NY 10463

655 E 189th LLC  
Attn: Alex Garcia  
1422 St. Peters Avenue  
Bronx, NY 10461

Decatur Realty LLC  
Attn: Avrohorn Newhouse  
2526 50th Street, #206D  
Woodside, NY 11377

Parkash 190 LLC  
c/o Ved Parkash Properties  
Attn: Ved Parkash  
172-14 89th Avenue  
Jamaica, NY 11432

185 East 162nd Street, LLC  
c/o A & E Real Estate Holdings, LLC  
Attn: Louis Cutri  
1065 Avenue of the Americas, 31st Floor  
New York, NY 10018

Alliance Housing Associates LP  
c/o Park Management  
Attn: Dov Guttman  
199 Lee Avenue, #309  
Brooklyn, NY 11211

480 Concord Ave Owner LLC  
c/o Hope Management LLC  
Attn: Chaim Jacobovitz  
P.O. Box 190354  
Brooklyn, NY 11219

MGSA VI LLC  
c/o CYA Management LLC  
Attn: Eli Abramson  
11 Avenue F, 3rd Floor  
Brooklyn, NY 11218

Montmac Developer, L.P.  
c/o WinnResidential (NY) LLC  
Attn: Jennifer Steighner  
1491 Montgomery Avenue, Management Office  
Bronx, NY 10453

Alcap Assets, Inc.  
Attn: Carlo Ceppi  
2685 University Avenue, Management Office  
Bronx, NY 10468

Keith House LLC  
c/o Millbrook Properties Ltd.  
Attn: Jeff Katz  
42 Bayview Avenue  
Manhasset, NY 11030

2698 Bailey LLC  
c/o Miller Management LLC  
Attn: Howard Miller  
1293 East 5th Street, #1G  
Brooklyn, NY 11230

88-06, LLC  
c/o Aegean Management, Inc.  
Attn: Gregory Kourtesis  
11 Middle Neck Road, #204  
Great Neck, NY 11021



Washington 921 Limited Partnership  
c/o First Ocean Realty Management  
Attn: Philisha James  
270 Madison Avenue, 19th Floor  
New York, NY 10016

Justin's Bronx Place, LLC  
c/o Five Stars Management, LLC  
Attn: Javier Monroy  
P.O. Box 9  
Purchase, NY 10577

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

Jamies' Place LLC  
c/o Metropolitan Realty Group, LLC  
Attn: Scott Jaffee  
60 Cuttermill Road, #200  
Great Neck, NY 11021

306-310 West 112 LLC  
c/o E&M Bronx Associates LLC  
Attn: Aaron Silverman  
975 Walton Avenue, #1000  
Bronx, NY 10452

Fort 710 Associates, LP  
c/o Beach Lane Management, Inc.  
Attn: Marte Reyes  
111 North Central Park Avenue, #400  
Hartsdale, NY 10530

Oak Park Condominium  
Attn: Maria Wreszykowski  
46-12 161st Street, #2A  
Queens, NY 11358

T & J 2006, LLC  
c/o Sackman Enterprises, Inc.  
Attn: Alan Nick  
165 West 73rd Street  
New York, NY 10023

Vish1 Corp.  
Attn: Khemrai Mosaphir  
109-14 Van Wyck Expressway  
South Ozone Park, NY 11420

The Parsons Condominium  
c/o CLS Professional Inc.  
Attn: Vincent Low  
41-40 Union Street, #2Y  
Flushing, NY 11355

Tiffox Realty Corp.  
c/o Scott Cooper Realty  
Attn: Scott Cooper  
4716 44th Street  
Woodside, NY 11377

7901 Realty Corp.  
c/o Fairfield Management LLC  
Attn: Louis Galpern  
139 Fulton Street, #300  
New York, NY 10038

27th Ave. Realty, LLC  
c/o HRV Management Inc.  
Attn: John Mustac  
18-29 27th Avenue, Ground Floor  
Long Island City, NY 11102