

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



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

May 17, 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 40 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 40 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 40 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 40 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 40 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 40 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

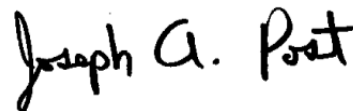
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: May 17, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of  
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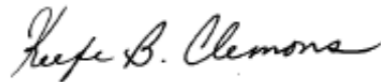
**Matter 17-\_\_\_\_\_**

**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  
May 17, 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 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 17, 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  
May 17, 2017

## SERVICE LIST

ELN Realty LLC  
c/o DSA Management Co., Inc.  
Attn: Yehuda Gutkind  
60 Madison Avenue, #1111  
New York, NY 10010

60 Tenants Corp.  
c/o Brown Harris Stevens Residential Management, LLC  
Attn: Linda Segreto  
770 Lexington Avenue, 5th Floor  
New York, NY 10065

Wellington Tower Condominium  
c/o Jordan Cooper LLC  
Attn: Donna Agosta  
440 9th Avenue, #1500  
New York, NY 10001

375 Riverside Drive Owners, Inc.  
c/o Douglas Elliman Property Management  
Attn: James Xanthos  
675 Third Avenue, 6th Floor  
New York, NY 10017

Mike & Sons Realty Corp.  
Attn: Michael Lajqi  
623 Anna Court  
Yorktown Heights, NY 10598

Cooper David LLC  
c/o The Morgan Group LLC  
Attn: Adriana D'Alessandro  
41 West Putnam Avenue, 3rd Floor  
Greenwich, CT 06830

Wyona Realty Owner LLC  
c/o Malek Management Corp.  
Attn: Michael Malek  
1491 Coney Island Avenue  
Brooklyn, NY 11230

23-74 29th Street LLC  
Attn: Maria Alexandrakos  
23-02 21st Avenue, 1st Floor  
Astoria, NY 11105

37 & 80 Jackson Heights Owners Corp.  
c/o Garden Heights Property Management, Inc.  
Attn: Joseph Brunken  
7827 37th Avenue, #4  
Jackson Heights, NY 11372

59-11 Queens Boulevard Owners, Inc.  
c/o Metro Management & Development, Inc.  
Attn: Steven Schwartz  
42-25 21st Street  
Long Island City, NY 11101

72-15 37th Avenue Apartment Corp.  
c/o Argo Real Estate LLC  
Attn: Annette Loscalzo  
135-09 83rd Avenue, #1C  
Kew Gardens, NY 11435

Kew Gardens Town House Condominium  
c/o All Area Realty Services Inc.  
Attn: Kosta Georgiadis  
99 Tulip Avenue, #302  
Floral Park, NY 11011

Sikousis LLC  
Attn: Steve Nictas  
119-51 Metropolitan Avenue  
Kew Gardens, NY 11415

2070 Arthur Ave LLC  
c/o R and M Management Group  
Attn: Mark Mermelstein  
P.O. Box 30  
Lawrence, NY 11559

Leka Realty LLC  
Attn: Gjergji Cotaj  
4364 Katonah Avenue, #258  
Bronx, NY 10470

Bainbridge Enterprises LLC  
Attn: Charlie Lezer  
5308 13th Avenue, #252  
Brooklyn, NY 11219

Tiebout Properties LLC  
c/o Chatam Management Co., Inc.  
Attn: Avinash Khatri  
2123 Williamsbridge Road, 2nd Floor  
Bronx, NY 10461

2084 Creston Avenue Realty LLC  
c/o Realm Realty Management, LLC  
Attn: John LaRocca  
944 42nd Street, #A1  
Brooklyn, NY 11219

Prochat Realty Corp.  
Attn: Marco Bravo  
2312 Prospect Avenue, #B2  
Bronx, NY 10458

K/K Associates  
c/o Kaufman Organization  
Attn: Veronica Soukup  
450 7th Avenue, Penthouse  
New York, NY 10123



Spa Creek Properties LLC  
c/o City Skyline Realty, Inc.  
Attn: Edward Almonte  
507 West 139th Street, #A  
New York, NY 10031

990 Anderson Ave Corp.  
c/o Schur Management Co. Ltd.  
Attn: Tony Pacheco  
2432 Grand Concourse, #400  
Bronx, NY 10458

Brook-Sharp Realty LLC  
c/o Sharp Management Corp.  
Attn: Martin Kirzner  
2365 Nostrand Avenue, 2nd Floor  
Brooklyn, NY 11210

Nelson Apts LLC  
c/o Keystone Management  
Attn: Aaron Gunsberg  
P.O. Box 993  
Lakewood, NJ 08701

1809 Marmion LLC  
c/o Sharp Management Corp.  
Attn: Carlos Carcamo  
2365 Nostrand Avenue, 2nd Floor  
Brooklyn, NY 11210

2700 Kings Terrace LLC  
c/o Appula Management Corp.  
Attn: Vito Manginelli  
733 Yonkers Avenue, 4th Floor  
Yonkers, NY 10704

Montefiore Medical Center  
Attn: Garrett Bernz  
3300 Bainbridge Avenue  
Bronx, NY 10467

45 Park Avenue Condominium  
c/o FirstService Residential New York, Inc.  
Attn: Maria Auletta  
622 Third Avenue, 15th Floor  
New York, NY 10017

2333 LLC  
Attn: Aida Ortiz  
1348 Rosedale Avenue, PH  
Bronx, NY 10472

261 Holdings LLC  
Attn: Jack O'Shea  
4350 Bullard Avenue  
Bronx, NY 10466

Flatbush Patio, LLC  
Attn: Benjamin Baum  
100 Henry Street  
Brooklyn, NY 11201

Nahar & Associates, LLC  
Attn: Abul Shahidullah  
899 Woodmere Drive  
Valley Stream, NY 11581

Skapa Realty, LLC  
Attn: Steven Kapetanos  
3636 33rd Street, #205  
Long Island City, NY 11106

The Moderne Condominium  
c/o SLJ Property Management, LLC  
Attn: Leonard Jacobs  
60-80 Jericho Turnpike, #316  
Commack, NY 11725

Austin Clayton Holdings LLC  
Attn: Ronald McLaren  
132 Amity Street  
Brooklyn, NY 11201

8-Seventeen Associates LP  
c/o Reifer Management Corp.  
Attn: Stanley Reifer  
307 West 117th Street, #1F  
New York, NY 10026

402-412 West 148 LLC  
c/o The Pinnacle Group  
Attn: Isak Radoncic  
1 Penn Plaza, #4000  
New York, NY 10119

402-412 West 148 LLC  
c/o The Pinnacle Group  
Attn: Isak Radoncic  
1 Penn Plaza, #4000  
New York, NY 10119

John Thermos  
20 89th Street  
Brooklyn, NY 11209

3210 Riverdale Holdings LLC  
Attn: Zaheera Khan  
3210 Riverdale Avenue, Office  
Bronx, NY 10463