

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



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

July 21, 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 23 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 23 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 23 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 23 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 23 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 23 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

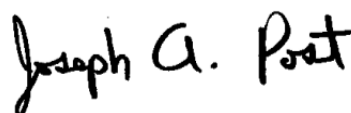
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Handwritten signature of Joseph A. Post in black ink.

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

Counsel for Verizon New York Inc.

Dated: July 21, 2017

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

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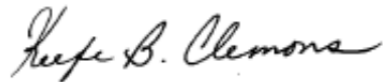
**Matter 17-\_\_\_\_\_**

**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  
July 21, 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 23 Multiple-Dwelling Unit Buildings in the City of New York was sent on July 21, 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  
July 21, 2017

## SERVICE LIST

300 East 64th Street Condominium  
c/o Jordan Cooper LLC  
Attn: Donna Agosta  
440 9th Avenue, #1500  
New York, NY 10001

IS Lyons LLC  
Attn: Irene Lyons-Loeffler  
9 Glenby Lane  
Glen Head, NY 11545

Mohammed K. Rahman  
c/o Big City Property Management Inc.  
Attn: Maria Alexiou  
32-16 Broadway, 2nd Floor  
Astoria, NY 11106

Peter P. Supon, Trustee  
19-63 77th Street  
East Elmhurst, NY 11370

Carlhart Realty Corp.  
Attn: Susan Sahim  
347 5th Avenue, #910  
New York, NY 10016

Victor Shu Yan Chin, Trustee  
Attn: Antonia Chin  
45-28 42nd Street, #4A  
Sunnyside, NY 11104

4545 Realty LLC  
c/o Theo Management Corporation  
Attn: George Theodosopoulos  
254-24 Northern Boulevard  
Little Neck, NY 11363

DeWitt Clinton Owners Corp.  
c/o All Area Realty Services Inc.  
Attn: Michael Lago  
99 Tulip Avenue, #302  
Floral Park, NY 11001

Brook Willis LLC  
c/o Langsam Property Services Corp.  
Attn: Margo Navarro  
1601 Bronxdale Avenue, #201  
Bronx, NY 10462

Grand Concourse Holdings LLC  
c/o CYA Management Group, LLC  
Attn: Ismael Ayala  
11 Avenue F, 3rd Floor  
Brooklyn, NY 11218

1212 Grant Realty, LLC  
Attn: Izzy Finkelstein  
829 Greenwood Avenue  
Brooklyn, NY 11218

Livelle Condominium  
c/o Livadaros Management, LLC  
Attn: John Livadaros  
21-20 30th Avenue  
Astoria, NY 11102

Zand Ridge Associates LLC  
Attn: Mohsen Zandieh  
251-12 Northern Boulevard  
Little Neck, NY 11362

145-147 Noble St. Realty Corp.  
Attn: Mark Baginski  
163-52 84th Street  
Queens, NY 11414

Bridge Apt. Corp.  
c/o Dexcel Management Corp.  
Attn: Sergio Kielmanowicz  
5 Pinehurst Avenue, Basement #5  
New York, NY 10033

Dimos Panagoulis  
1132 74th Street  
Brooklyn, NY 11228

2596 LLC  
Attn: Peter Budis  
25-81 43rd Street  
Astoria, NY 11103

Fano LLC  
Attn: Stefanos Kilis  
51-04 Skillman Avenue  
Woodside, NY 11377

Alex Wong  
183-45 Dalny Road  
Jamaica, NY 11432

Park South Lofts Condominium  
c/o Midas Property Management Corp.  
Attn: Dion Fotopolous  
3605 Sedgwick Avenue, Office  
Bronx, NY 10463



Park Village Condominium  
c/o Park Village Condominium Management Corp.  
Attn: Leonard Falcone  
58 Hilton Avenue  
Hempstead, NY 11550

Park Village Condominium  
c/o Park Village Condominium Management Corp.  
Attn: Leonard Falcone  
58 Hilton Avenue  
Hempstead, NY 11550

Kedex Realty Corp.  
Attn: Jorge Bolanos  
44 Chestnut Street  
Garden City, NY 11530