

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



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

August 30, 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 44 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 44 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 44 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://www.verizon.com/nypscpetitions>.

**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 44 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 44 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 44 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

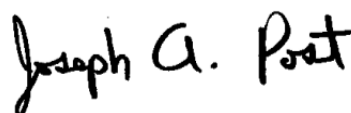
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: August 30, 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**

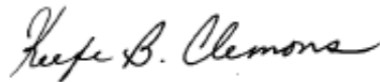
**Matter 17-\_\_\_\_\_**

**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  
August 30, 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 44 Multiple-Dwelling Unit Buildings in the City of New York was sent on August 30, 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  
August 30, 2017

## SERVICE LIST

901 Bklyn Realty, LLC  
c/o Brooklyn Equities 11 LLC  
Attn: John Southerland  
300 Camdan Plaza West, 12th Floor  
Brooklyn, NY 11201

Clear Realty Corp.  
c/o B.P.C. Management Corp.  
Attn: Rick Manero  
80 Livingston Street, #1  
Brooklyn, NY 11201

Micbry Associates LLC  
c/o Finkelstein Timberger East Real Estate LLC  
Attn: Audrey Gladden  
111 Brook Street, 2nd Floor  
Scarsdale, NY 10583

MSMC Residential Realty LLC  
c/o Rose Associates, Inc.  
Attn: Jay Schofield  
200 Madison Avenue, 5th Floor  
New York, NY 10016

Almark Holding Co., LLC  
c/o Abington Holding, LLC  
Attn: Michelle Zilberberg  
950 3rd Avenue, 27th Floor  
New York, NY 10022

2701 Ocean Avenue Tenants Corp.  
c/o Manor Management LLC  
Attn: Steve Gross  
5114 Fort Hamilton Parkway, Ground Floor  
Brooklyn, NY 11219

NME II HDFC, Inc.  
c/o Northern Manhattan Equities II LLC  
Attn: Tonya Jenkins  
2844 8th Avenue, Ground Floor  
New York, NY 10039

165 Bennett Avenue, Inc.  
Attn: Bernard Muschel  
16 Cloverdale Lane  
Monsey, NY 10952

Joy Realty Co., LLC  
Attn: Charles Fisch  
P.O. Box 157  
Eastchester, NY 10709

100 Bennett Owners Corp.  
c/o EK Realty, LLC  
Attn: Jacob Einstein  
939 Eighth Avenue, #301  
New York, NY 10019

J and A Heritage Realty Corp.  
Attn: John Danecker  
2954 East 196th Street, #A6  
Bronx, NY 10461

1459 Taylor Ave. LLC  
c/o JLP Metro Management Inc.  
Attn: Anton Popovic  
3397 East Tremont Avenue  
Bronx, NY 10461

Dee-Gree Management Corp.  
Attn: Richard Laubsch  
3535 Rochambeau Avenue, Office  
Bronx, NY 10467

Columbus Townhouse Associates  
c/o Grenadier Realty Corp.  
Attn: Jorge Vazquez  
1230 Pennsylvania Avenue  
Brooklyn, NY 11239

Rose Lepera  
1 South Path  
Saint James, NY 11780

23-11/13 31st Ave LLC  
c/o Astor Property Management, LLC  
Attn: Thomas Zoitaz  
21-16 31st Avenue, Office  
Astoria, NY 11106

Amorani Astoria LLC  
c/o America Realty LLC  
Attn: Nicholas Coritsidis  
38-08 Bell Boulevard, 2nd Floor  
Bayside, NY 11361

Yanni Realty Corp.  
c/o Page Real Estate LLC  
Attn: Donna Delaney  
35-20 30th Avenue, Office  
Astoria, NY 11103

Drouzas Real Estate Development Corp.  
Attn: Pari Drouzas  
36-26 Greenpoint Avenue  
Long Island City, NY 11101

27-10 Astoria Blvd. LLC  
c/o Marathon Realty Corp.  
Attn: Jerry Vlachos  
57-19 32nd Avenue  
Woodside, NY 11377



Elizabeth Iocco-Finnerty  
c/o Liz Realty Group Inc.  
40-06 Ditmars Boulevard  
Astoria, NY 11105

Peconic Realty Advisors LLC  
c/o America Realty, LLC  
Attn: Steve Stavrinidis  
38-08 Bell Boulevard  
Bayside, NY 11361

Besco 38th Street LLC  
c/o Bell Realty Management, Inc.  
Attn: John Vetere  
525 Northern Boulevard, #300  
Great Neck, NY 11021

Robert Testa  
6 Duke Drive  
New Hyde Park, NY 11040

2204 Collier Associates LP  
c/o E & M Associates LLC  
Attn: Yitzchak Horowitz  
22-11 Loretta Road, Office  
Far Rockaway, NY 11691

Woodhull Park 191 LLC  
c/o Zara Realty Holding Corp.  
Attn: Tony Subraj  
166-07 Hillside Avenue  
Jamaica, NY 11432

Tiber Enterprises Corp.  
Attn: Nicola Pinnetti  
27 Manchester Drive  
Mount Kisco, NY 10549

Windsor Terrace at Jamaica Estates Owners, Inc.  
c/o A. Michael Tyler Realty Corp.  
Attn: Irwin Cohen  
122 East 42nd Street, #1700  
New York, NY 10168

Henley Manor LLC  
Attn: Leonard Scarola  
136-16 32nd Avenue  
Flushing, NY 11354

Titanos Associates, LLC  
Attn: Walter Selva  
83-26 Lefferts Boulevard, #3E  
Kew Gardens, NY 11415

41-15 44th Street Owners Corp.  
c/o Norcor Management Corp.  
Attn: Harry Otterman  
40-14 72nd Street, Suite B  
Woodside, NY 11377

Dorado LLC  
c/o JRC Management LLC  
Attn: Roman Podpirka  
93-54 Queens Boulevard, #1K  
Rego Park, NY 11374

S & K Realty Jackson Heights Inc.  
c/o Vintage Real Estate Services, Ltd.  
Attn: Jeffrey Friedman  
11-11 44th Drive, 2nd Floor  
Long Island City, NY 11101

37-27 Properties Ltd.  
c/o SLJ Property Management, LLC  
Attn: Carmen Rivera  
144-63 35th Avenue, #1G  
Flushing, NY 11354

Layton Owners Inc.  
c/o 4 Seasons International Management, Inc.  
Attn: Jessica Chang  
22-30 119th Street, 2nd Floor  
College Point, NY 11356

Nafpaktos Realty LLC  
c/o America Realty, LLC  
Attn: Steve Stavrinidis  
38-08 Bell Boulevard, 2nd Floor  
Bayside, NY 11361

Albert Garden Realty LLC  
c/o ProMax Management  
Attn: Danny Abraham  
106-16 Jamaica Avenue  
Richmond Hill, NY 11418

84-02 Beverly Apartments Corp.  
c/o All Area Realty Services Inc.  
Attn: Kostas Georgiadis  
99 Tulip Avenue, #302  
Floral Park, NY 11001

87-17 102 St. Richmond LLC  
Attn: Dmitriy Vernyy  
87-17 102nd Street, #B1  
Richmond Hill, NY 11418

East 90 NF LLC  
c/o Sterling Equities Property Management LLC  
Attn: Franco Stavrinou  
111 Great Neck Road, #408  
Great Neck, NY 11021

The Clinton-Henry HDFC  
c/o Lesphma HDFC  
Attn: Richard Ramirez  
228 East 3rd Street, Lobby 1  
New York, NY 10009

Jerome Gardens LLC  
Attn: Esat Gashi  
85 West 188th Street, #AA  
Bronx, NY 10468

Q-T Properties Inc.  
c/o R.Q. Realty Mgt. Ltd.  
Attn: Raul Quiroz  
995 Amsterdam Avenue  
New York, NY 10025

Prestige Associates LLC  
Attn: Jonathan Malinas  
733 Livonia Avenue  
Brooklyn, NY 11207