October 20, 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 37 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 37 Multiple-Dwelling Unit Buildings in the City of New York.  

Verizon has completed pre-installation surveys at each of the 37 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](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. 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

[Signature]
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 37 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 37 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 37 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, 6th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: October 20, 2017
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in 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.

____________________________________
KEEFE B. CLEMONS

Dated: New York, New York
October 20, 2017
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 37 Multiple-Dwelling Unit Buildings in the City of New York

Matter 17-_____

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 37 Multiple-Dwelling Unit Buildings in the City of New York was sent on October 20, 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.

Dated: New York, New York
October 20, 2017

LAURA A. SHINE
SERVICE LIST

Mayflower 221, LLC
c/o Michael Young Realty, Inc.
Attn: Michael Young
144-15 41st Avenue, Office
Flushing, NY 11355

259 West 10th LLC
c/o A & R Kalimian Realty, LP
Attn: Jim Sheehan
600 Lexington Avenue, 14th Floor
New York, NY 10022

44-45 Realty Associates LP
c/o Arthur Court Realty Mgt. Corp.
Attn: Rinaldo Toporovsky
179 Cedar Lane, #H
Teaneck, NJ 07666

Cadillac Realty, LLC
c/o Katz Realty Group
Attn: Ronald Katz
45-17 Marathon Parkway
Little Neck, NY 11362

1159 Brighton Realty Co. LLC
c/o Miller Management LLC
Attn: Jerry Miller
1293 East 5th Street, #1G
Brooklyn, NY 11230

736 West 186th Street Owners Corp.
c/o Blue Woods Management Group, Inc.
Attn: Gregory Delanoy
307 7th Avenue, #604
New York, NY 10001

Royal Charter Properties, Inc.
c/o Cushman & Wakefield, Inc.
Attn: Scott Webster
600 West 165th Street, #1F
New York, NY 10032

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c/o Cushman & Wakefield, Inc.
Attn: Scott Webster
600 West 165th Street, #1F
New York, NY 10032

1412 Zerega LLC
Attn: Bujar Lajqi
2430 Tratman Avenue
Bronx, NY 10461

Crescent Arms Associates
c/o Turf Company, Inc.
Attn: John Touhey
16 Court Street, #2007
Brooklyn, NY 11241
2818 Foster LLC  
Attn: Eleanor Patrick  
36-11 14th Avenue, #603  
Brooklyn, NY 11218

42-14 Manor Apartments, Inc.  
Attn: Daniel Turriago  
129-13 30th Avenue, 1st Floor  
Queens, NY 11356

Michael Patridge Realty Corp.  
Attn: Thomas Logan  
89-02 165th Street  
Jamaica, NY 11432

Reade Court Condominium  
c/o Maxwell-Kates, Inc.  
Attn: Jared Kasper  
9 East 38th Street, 6th Floor  
New York, NY 10016

542 La Guardia Place Condominium  
c/o The Andrews Organization  
Attn: Michael Dininno  
666 Broadway, 12th Floor  
New York, NY 10012

2260 Washington LLC  
c/o Rockaway Maintenance Partners Corp.  
Attn: Uri Dreifus  
207 Rockaway Turnpike, #300  
Lawrence, NY 11559

2850 Creston, LLC  
c/o CYA Management LLC  
Attn: Eli Abramson  
11 Avenue F, 3rd Floor  
Brooklyn, NY 11218

Bronx Sharp Realty LLC  
Attn: Josh Puderbeubel  
2365 Nostrand Avenue, 2nd Floor  
Brooklyn, NY 11210

Longwood Residences HDFC, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Michael Bryantsev  
885 2nd Avenue, 31st Floor  
New York, NY 10017

Water View Village Condominium  
c/o Wavecrest Management Group LLC  
Attn: Boris Kushansky  
87-14 116th Street  
Richmond Hill, NY 11418
Access Realty Mgmt Corp.  
Attn: Sol Blaustein  
1808 Barnes Avenue  
Bronx, NY 10462

443 Cyrus LLC  
Attn: Fradel Weiss  
295 Heyward Street  
Brooklyn, NY 11206

100 West 162nd Street HDFC  
Attn: Alfonso Polanco  
100 West 162nd Street, #1C  
Bronx, NY 10452

Park West Commons  
c/o Goldin Management Inc.  
Attn: Dan Miller  
25 8th Avenue, #A  
Brooklyn, NY 11217

PMV Realty LLC  
Attn: Michael Johnson  
438 Kingston Avenue  
Brooklyn, NY 11225

Linden 305 LLC  
Attn: Mike Spera  
2071 Flatbush Avenue, #48  
Brooklyn, NY 11234

67 Riverside Drive Corp.  
c/o AKAM Associates, Inc.  
Attn: Brittany Schwartz  
260 Madison Avenue, 12th Floor  
New York, NY 10016

Skillman Avenue Realty LLC  
Attn: Gandolfo DiFiore  
42-02 Astoria Boulevard  
Astoria, NY 11103

Forest Hills Royale Condominium  
c/o All Area Realty Services Inc.  
Attn: Kostas Georgiadis  
99 Tulip Avenue, #302  
Floral Park, NY 11001

Pacific Tower Condominium  
c/o First Zone Realty & Management, Inc.  
Attn: Serena Lan  
35-26 Farrington Street, 2nd Floor  
Flushing, NY 11354
Cathedral Tower Condominium  
c/o Roxann Management Corp.  
Attn: Hugo Ruiz  
7110 Republic Airport, #300  
Farmingdale, NY 11735

133 Fort George Avenue LLC  
c/o Coltown Properties LLC  
Attn: Jonathan Weinberger  
85 Delancey Street  
New York, NY 10002

499 Ft Washington Avenue Associates, LLC  
c/o Samson Management LLC  
Attn: Barry Horowitz  
97-77 Queens Boulevard, #710  
Rego Park, NY 11374

1501 Bay Ridge LLC  
c/o FTC Management Company  
Attn: Felicia Colon  
249 Malcolm X Boulevard  
Brooklyn, NY 11233

Safi 1531 Inc.  
Attn: Naziemul Safi  
1383 East 14th Street  
Brooklyn, NY 11230

Richardson Condominium  
Attn: Jonathan Pardo  
214 Richardson Street, #10  
Brooklyn, NY 11222

Allegra Realty LLC  
Attn: Gerald Bertuna  
1776 61st Street  
Brooklyn, NY 11204