

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



Joseph A. Post
Deputy General Counsel – NY

December 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 41 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 41 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 41 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. 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 41 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 41 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 41 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

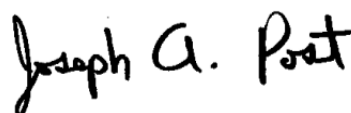
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: December 21, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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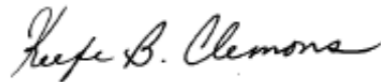
Matter 17-_____

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.



KEEFE B. CLEMONS

Dated: New York, New York
December 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 41 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 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
December 21, 2017

SERVICE LIST

Atkins Eiseman, LLC
Attn: Jerry Atkins
38 West 11th Street, #1
New York, NY 10011

70 Remsen Street Tenants Corp.
c/o Charles H. Greenthal Management Corp.
Attn: Virginia Conti
4 Park Avenue, 3rd Floor
New York, NY 10016

62nd & Park Corporation
c/o Tudor Realty Services Corp.
Attn: Drew Moschella
250 Park Avenue South, 4th Floor
New York, NY 10003

1 Lexington Avenue, Inc.
c/o Douglas Elliman Property Management
Attn: Lisa Morretti
675 Third Avenue, 6th Floor
New York, NY 10017

17 and 24 Corporation
c/o Rudd Realty Management Corp.
Attn: Meryl Sachs
641 Lexington Avenue, 10th Floor
New York, NY 10022

Parlanti Group LLC
Attn: Angelo Parlanti
38 Bassett Avenue
Brooklyn, NY 11234

3110 Brighton, LLC
c/o M.P. Management, LLC
Attn: Moshe Piller
1274 49th Street, PMB 175
Brooklyn, NY 11219

MB Grayson LLC
c/o Starpointe Management, LLC
Attn: Jeffrey Tao
224 West 30th Street, #601
New York, NY 10001

Lyvere Holdings LLC
c/o Gateway Realty Group LLC
Attn: Jacob Benjamin
P.O. Box 900417
Far Rockaway, NY 11690

1400 Ocean Avenue Inc.
c/o Goldmont Realty Corp.
Attn: Marvin Basch
1360 East 14th Street, #101
Brooklyn, NY 11230

Amglad Realty Corp.
Attn: Nancy Donzelli
98 Parkway Court
Brooklyn, NY 11235

Ade, LLC
Attn: Anela Radoncic
14-08 31st Avenue, #1
Long Island City, NY 11106

36 Avenue Realty LLC
Attn: Lambros Kreatsoulas
28-50 37th Street
Astoria, NY 11103

I & G Management LLC
c/o MNE Residential Properties LLC
Attn: Eva Mallis
32-15 35th Street, #A-1
Astoria, NY 11106

AGP3, LLC
Attn: Abraham Panagi
202 Warwick Avenue
Little Neck, NY 11363

D & M Apartments Corp.
Attn: Marie Limandri
154-48 27th Avenue
Flushing, NY 11354

Bel-Air Equities, Inc.
c/o Impact Real Estate Management Inc.
Attn: Amin Tauran
45-18 Court Square, #401
Long Island City, NY 11101

The Penelope Condominium
c/o FirstService Residential New York, Inc.
Attn: Gavin Hubbard
622 Third Avenue, 14th Floor
New York, NY 10017

Haljilj Sahmanovic
2974 Perry Avenue, #1C
Bronx, NY 10458

Highbridge Community Development Corp.
Attn: Martin Rivera
1465 Nelson Avenue, Office A
Bronx, NY 10452

3555 Oxford Avenue Associates, LLC
c/o Samson Management LLC
Attn: Barry Horowitz
97-77 Queens Boulevard, #710
Rego Park, NY 11374

K.S. Realty, LP
Attn: Steven Klein
3225 Johnson Avenue, #1C
Bronx, NY 10463

The Riverstone Condominium
c/o Goodman Management Co., Inc.
Attn: Gregory Grogan
5683 Riverdale Avenue, #203
Bronx, NY 10471

Ursula Realty Corp.
c/o Langsam Property Services Corp.
Attn: Mark Engel
1601 Bronxdale Avenue, #201
Bronx, NY 10462

East 72 Tenants Corp.
c/o Halstead Management Company, LLC
Attn: Gerard Picaso
770 Lexington Avenue, 7th Floor
New York, NY 10065

358 West 48th Street Realty, LLC
c/o Allstate Realty Associates
Attn: Mordechai Rosenblum
5420 13th Avenue
Brooklyn, NY 11219

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

The Luxe Condominium
c/o Direct Management Corp.
Attn: Georgia Leandrou
42-14 Astoria Boulevard
Astoria, NY 11103

816 LLC
Attn: Robert Beda
850 West End Avenue, Front Office
New York, NY 10025

Fort Greene Partnership Homes Condominium
c/o Carriage House Management and Realty Corp.
Attn: Siobhan Hickey
1110 South Avenue, #71
Staten Island, NY 10314

Park Plaza Condominium
c/o Stone Edge Management Inc.
Attn: Barry Ekstein
134 Broadway, #204
Brooklyn, NY 11249

Park Plaza Condominium
c/o Stone Edge Management Inc.
Attn: Barry Ekstein
134 Broadway, #204
Brooklyn, NY 11249

1085 Manhattan Avenue Associates, LP
c/o Star Realty Corp.
Attn: Leibish Frankel
32 Court Street, #505
Brooklyn, NY 11201

Fort Hamilton Apartments, LLC
Attn: Mitchell Shpelfogel
2753 Coney Island Avenue, #215
Brooklyn, NY 11235

Giovanni 86 LLC
Attn: Giovanni DiMaggio
2266 Bath Avenue, PMB 21
Brooklyn, NY 11214

Baywest Realty, LLC
Attn: Ludovik Benedek
1525 West 11th Street, #A3
Brooklyn, NY 11204

West 152nd Associates, LP
c/o Beach Lane Management, Inc.
Attn: Mark Scharfman
111 North Central Park Avenue, #400
Hartsdale, NY 10530

83-06 Vietor Avenue Realty Corp.
c/o Metro Management & Development, Inc.
Attn: Matthew Grosek
42-25 21st Street
Long Island City, NY 11101

85-82 Elliot LLC
c/o ERG Property Management LLC
Attn: Simon Elcabas
777 3rd Avenue, 27th Floor
New York, NY 10017

580-585 Realty LLC
c/o Lilmor Management LLC
Attn: Morris Lieberman
2003 Avenue J, #1C
Brooklyn, NY 11210

HPENY HDFC, Inc.

c/o WinnResidential (NY) LLC

Attn: Barry Timmons

2534 Adam Clayton Powell Jr. Boulevard

New York, NY 10039