February 8, 2018

Honorable Kathleen H. Burgess  
Secretary  
New York State Public Service Commission  
Three Empire State Plaza  
Albany, NY 12223

Re: Matter 18-____ – Petition of Verizon New York Inc. for Orders of Entry for 33 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 33 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 33 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,

Joseph A. Post

Joseph A. Post
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York

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 33 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 33 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: February 8, 2018
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York

Matter 18-_____

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
February 8, 2018
STATE OF NEW YORK
PUBLIC SERVICE COMMISSION

Petition of Verizon New York Inc. for Orders of Entry for 33 Multiple-Dwelling Unit Buildings in the City of New York

Matter 18-______

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 33 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 8, 2018 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
February 8, 2018

LAURA A. SHINE
<table>
<thead>
<tr>
<th>Nottingham Owners Corp.</th>
<th>320 East 65th, LLC</th>
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<tbody>
<tr>
<td>Attn: Jacob Rieger</td>
<td>c/o J. R. Equities, Inc.</td>
</tr>
<tr>
<td>1846 50th Street</td>
<td>Attn: Stephen Rosenthal</td>
</tr>
<tr>
<td>Brooklyn, NY 11204</td>
<td>38 East 29th Street, 10th Floor</td>
</tr>
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<td></td>
<td>New York, NY 10016</td>
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<tr>
<th>155 East 2 Street HDFC</th>
<th>1366 East 3rd LLC</th>
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<tr>
<td>c/o Veritas Property Management LLC</td>
<td>c/o O &amp; E Realty</td>
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<tr>
<td>Attn: James Maistre</td>
<td>Attn: Evita Kolenovic</td>
</tr>
<tr>
<td>1995 Broadway, #201</td>
<td>138 Highlawn Avenue</td>
</tr>
<tr>
<td>New York, NY 10023</td>
<td>Brooklyn, NY 11223</td>
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<tr>
<th>Council Towers III HDFC</th>
<th>Columbus W. 82 Apartments Corp.</th>
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<tr>
<td>c/o Metropolitan Council on Jewish Poverty</td>
<td>c/o Superior Management Inc.</td>
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<tr>
<td>Attn: Jeff Nearby</td>
<td>Attn: Daniel Tobias</td>
</tr>
<tr>
<td>77 Water Street, 7th Floor</td>
<td>50 Bank Street</td>
</tr>
<tr>
<td>New York, NY 10005</td>
<td>New York, NY 10014</td>
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<tr>
<th>8645 Realty LLC</th>
<th>69-30 LLC</th>
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<tr>
<td>Attn: Robert Guttman</td>
<td>c/o MSK Management LLC</td>
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<tr>
<td>206 Lee Avenue, #2</td>
<td>Attn: Moshe Kurtz</td>
</tr>
<tr>
<td>Brooklyn, NY 11206</td>
<td>1303 53rd Street, PMB #251</td>
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<tr>
<td></td>
<td>Brooklyn, NY 11219</td>
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<thead>
<tr>
<th>El-So Realty Co LLC</th>
<th>Baydale Tenants Corp.</th>
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<tbody>
<tr>
<td>Attn: Sol Knopf</td>
<td>c/o EBMG LLC</td>
</tr>
<tr>
<td>1362 51st Street</td>
<td>Attn: Steven Levine</td>
</tr>
<tr>
<td>Brooklyn, NY 11219</td>
<td>393 Old Country Road, #204</td>
</tr>
<tr>
<td></td>
<td>Carle Place, NY 11514</td>
</tr>
<tr>
<td>Company Name</td>
<td>Address Details</td>
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</table>
| Baydale Tenants Corp.             | c/o EBMG LLC  
Attn: Steven Levine  
393 Old Country Road, #204  
Carle Place, NY 11514           |
| Mou - Ping Realty Corp.           | Attn: David Lee  
59-09 Linden Street  
Ridgewood, NY 11385            |
| 1940 Holding Ltd.                 | Attn: Al Lazar  
1139 East 12th Street  
Brooklyn, NY 11230             |
| Kingsbridge Decatur Phase I Associates, LP | c/o CDC Management Corp.  
Attn: Evette Marshall  
One Gateway Plaza, 2nd Floor  
Port Chester, NY 10573         |
| Oz Realty LLC                     | c/o Hayco Corp.  
Attn: Alex Hay  
P.O. Box 1755  
Murray Hill Station, NY 10156   |
| 941 Rogers Place HDFC             | Attn: Lourdes Lanzot  
941 Rogers Place, #1A  
Bronx, NY 10459                 |
| Boro Park Village Phase II Condominium | c/o Providence Realty Corp.  
Attn: Howard Zelcer  
4813 13th Avenue  
Brooklyn, NY 11219             |
| The 50 Central Park South Condominium | c/o The Ritz-Carlton New York  
Attn: Janet Terry  
50 Central Park South, Residence  
New York, NY 10019             |
| KA2 Development LLC               | Attn: Keyvan Frouzan  
315 East 105th Street, #101  
New York, NY 10029             |
| Lerad Company LLC                 | c/o Manocherian Brothers  
Attn: Lori Seigel  
150 East 58th Street, 28th Floor  
New York, NY 10155             |
Jonathan Abbey  
Attn: Stanley Bernard  
12 Gramercy Park South, 3rd Floor  
New York, NY 10003

Remeeder Houses HDFC, Inc.  
c/o Reliant Realty Services, LLC  
Attn: Eugene Schneur  
885 Second Avenue, 31st Floor  
New York, NY 10017

935 Pacific Street Condominium 
c/o Brownstone Management LLC  
Attn: Anne Darer  
123 7th Avenue, #137  
Brooklyn, NY 11215

1600 ATM Realty LLC  
c/o Parkway Realty Group, LLC  
Attn: George Cortez  
1547 President Street, 1st Floor  
Brooklyn, NY 11213

461 Realty LLC  
Attn: Samuel Rosner  
1425 38th Street  
Brooklyn, NY 11218

1079 Hancock Associates, LLC  
Attn: Henry Kielmanowicz  
53 Papermill Road  
Manhasset, NY 11030

175 East 52nd Street, LLC  
c/o Hampshire Properties LLC  
Attn: David Schwartz  
2329 Nostrand Avenue, #500  
Brooklyn, NY 11210

American Dream Realty Group LLC  
c/o Teams Management LLC  
Attn: Frank Pecora  
1374 First Avenue, #1A  
New York, NY 10021

Manhattan Valley Townhouses  
c/o Tudor Realty Services Corp.  
Attn: Tony Rookard  
250 Park Avenue South, 4th Floor  
New York, NY 10003

Manhattan Valley Townhouses  
c/o Tudor Realty Services Corp.  
Attn: Tony Rookard  
250 Park Avenue South, 4th Floor  
New York, NY 10003
Wrenbrook Realty, LP
  c/o WinnResidential (NY) LLC
  Attn: German Garcia
  2534 Adam Clayton Powell Jr. Boulevard
  New York, NY 10039

301JS LLC
  c/o SMRC Mgmt LLC
  Attn: Willie Goddard
  80 Maiden Lane, #2204
  New York, NY 10038

18 East 77th Street Housing Corporation
  c/o Irvine Realty Group, Inc.
  Attn: Paul Irvine
  122 East 55th Street, 3rd Floor
  New York, NY 10022