

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



Joseph A. Post
Deputy General Counsel – NY

May 9, 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 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. 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 18-_____

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

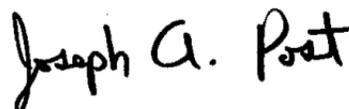
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: May 9, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 44 Multiple-Dwelling Unit Buildings in
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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
May 9, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

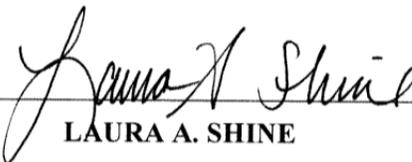
**Petition of Verizon New York Inc. for Orders of
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DECLARATION OF LAURA A. SHINE

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 May 9, 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.


LAURA A. SHINE

Dated: New York, New York
May 9, 2018

SERVICE LIST

Harper Gardens LLC
Attn: Abe Mertz
694 Myrtle Avenue, #117
Brooklyn, NY 11205

Jarima Associates, LLC
c/o Transworld Equities, Inc.
Attn: Ciro Salcedo
122 East 42nd Street, #4705
New York, NY 10168

Saint Josephs Hospital, Yonkers
Attn: Michael DiMino
1216 Bay Street
Staten Island, NY 10305

Houston Group, LLC
c/o Helm Management, Inc.
Attn: Abe Noy
336 East 59th Street, #2
New York, NY 10022

Chelsea-Warren Corporation
c/o FirstService Residential New York, Inc.
Attn: Stuart Spiro
622 Third Avenue, 14th Floor
New York, NY 10017

Midwest Court LLC
c/o Rockrose Development Corp.
Attn: John Ammatuna
15 East 26th Street, 7th Floor
New York, NY 10010

Grand Street Guild HDFC
c/o The Wavecrest Management Team Ltd.
Attn: Jay Yablonsky
87-14 116th Street
Richmond Hill, NY 11418

FPC Coffees Realty Co. Inc.
c/o B.P.C. Management Corp.
Attn: Rick Manero
80 Livingston Street
Brooklyn, NY 11201

Queensbrook Building Corp.
c/o J. Wasser & Co. Inc.
Attn: Marc Abrams
1261 39th Street, 3rd Floor
Brooklyn, NY 11218

19 Street Owners Corp.
c/o Petros Realty Services Inc.
Attn: James Hatgipetros
8634 18th Avenue
Brooklyn, NY 11214

Stamen Cropsey LLC
Attn: Gerasimos Menegatos
211 81st Street
Brooklyn, NY 11209

255 West End Avenue Owners Corp.
c/o Synoptic Management Corp.
Attn: David Steinberg
136 West 92nd Street, #1A
New York, NY 10025

698 D Realty LLC
c/o Heller Realty, LLC
Attn: Kevin Padgett
745 5th Avenue, #1250
New York, NY 10151

230 Apartments Corp.
c/o Matthew Adam Properties, Inc.
Attn: Janusz Sikora
375 Pearl Street, 14th Floor
New York, NY 10038

The City of New York
c/o 615 West 150 Street Tenant Association
Attn: John Delfish
615 West 150th Street, #5
New York, NY 10031

812 Realty LLC
c/o Edel Family Management Corp.
Attn: Florence Edelstein
2207 Coney Island Avenue
Brooklyn, NY 11223

330 East 50th Partners LP
c/o Bldg Management Co., Inc.
Attn: Paul Howard
417 Fifth Avenue, 4th Floor
New York, NY 10016

Toju Realty Corporation
c/o B.P.C. Management Corp.
Attn: Rick Manero
80 Livingston Street, 2nd Floor
Brooklyn, NY 11201

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

Irene Realty Company LLC
Attn: Antonios Feggoudakis
142-30 Sanford Avenue, #1U
Flushing, NY 11355

Henderson Apartments Corp.
c/o All Area Realty Services Inc.
Attn: Eddy Chanlatte
99 Tulip Avenue, #302
Floral Park, NY 11001

The MP 1291 Trust
c/o MDM Management Inc.
Attn: Muffy Flouret
429 East 52nd Street, Lobby
New York, NY 10022

Sobro Harlem HDFC
c/o Concord Management of NY LLC
Attn: Joseph Maselli
23 West 116th Street, #7J
New York, NY 10026

21 Realty Associates, LLC
c/o M & Z Management Corp.
Attn: Jaime Smith
3153 Perry Avenue
Bronx, NY 10467

950 Woodycrest DS LLC
c/o D&J Real Estate Management II LLC
Attn: David Sedgh
40-13 104th Street
Corona, NY 11368

Woodycrest Avenue Associates LLC
Attn: Eric Samson
1215 Eastern Parkway, #1B
Brooklyn, NY 11213

1090 University Ave. LLC
Attn: Esther Rogers
14241 Midlothian Turnpike, #215
Midlothian, VA 23113

Jita Realty Corp.
Attn: Carmine Tabacco
350 East 201st Street
Bronx, NY 10458

Tremont Echo HDFC
c/o Fordham-Bedford Housing Corporation
Attn: Rafael Mendez
2751 Grand Concourse, Ground Floor
Bronx, NY 10468

3716 Third Avenue LLC
c/o New Start Group, Inc.
Attn: Rose Laguer
1469 Bedford Avenue
Brooklyn, NY 11216

Bronx 1202 Spofford Avenue LP
c/o Archrock Management
Attn: Moshe Stahl
2483 Cambreleng Avenue, Basement
Bronx, NY 10474

1320 Fulton Avenue Management Corp.
c/o New York City Management LLC
Attn: John Catalic
381 Park Avenue South, 15th Floor
New York, NY 10016

1911 Albemarle Owners Corp.
c/o E & Jerry Management Corp.
Attn: Dov Sandberg
127 Beverly Road
Brooklyn, NY 11218

The Graham Apartments, Inc.
c/o Delkap Management, Inc.
Attn: Pamela DeLorme
82-12 151st Avenue, #2
Howard Beach, NY 11414

2309 65th Associates LLC
Attn: Josh Friedman
1830 51st Street, 3rd Floor
Brooklyn, NY 11204

Willis Apartments LLC
c/o Pyramid Properties LLC
Attn: Sam Rosen
1425 38th Street, 2nd Floor
Brooklyn, NY 11218

Simry Realty Corp.
Attn: Arthur Haruvi
114 East 71st Street, East Suite
New York, NY 10021

BSM Realty LLC
Attn: Barnet Michelman
P.O. Box 606
New Rochelle, NY 10801

18-22 Avenue C Realty, LLC
c/o N.A.L. Management Corp.
Attn: Clara Sokol
151 East 3rd Street, #3E
New York, NY 10009

213 Operating LLC
Attn: Katherine Chou
408 8th Avenue, #206
New York, NY 10001

Garfield First Associates, LLC
c/o Quaker Ridge Management LLC
Attn: Jonathan Poole
284 Eastern Parkway, #11
Brooklyn, NY 11225

320 Properties LLC
Attn: Miguel Oviedo
1547 President Street, 1st Floor
Brooklyn, NY 11213

Frontline Property Management, LLC
Attn: Claude Emile
755 East 65th Street
Brooklyn, NY 11234

Frontline Property Management, LLC
Attn: Claude Emile
755 East 65th Street
Brooklyn, NY 11234