

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



Joseph A. Post
Deputy General Counsel – NY

May 15, 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 45 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 45 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 45 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 45 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 45 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 45 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

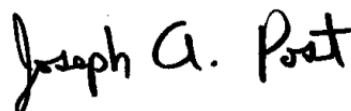
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Handwritten signature of Joseph A. Post in black ink.

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

Counsel for Verizon New York Inc.

Dated: May 15, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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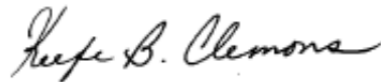
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AFFIRMATION OF KEEFE B. CLEMONS

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 15, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

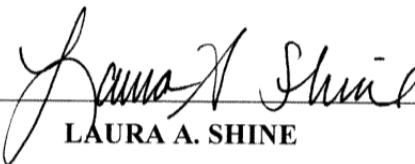
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 45 Multiple-Dwelling Unit Buildings in the City of New York was sent on May 15, 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 15, 2018

SERVICE LIST

Chumberly Realty, LLC
c/o Metropolitan Property Services, Inc.
Attn: David Rodriguez
141-50 85th Road, 1st Floor
Briarwood, NY 11435

Genesis Neighborhood Plaza Associates, LP
c/o H.E.L.P. USA, Inc.
Attn: Debra Scantlebury
115 East 13th Street
New York, NY 10003

HP Hargate HDFC, Inc.
c/o Metropolitan Realty Group, LLC
Attn: Scott Jaffee
60 Cuttermill Road, #200
Great Neck, NY 11021

AME Brajac Rental LLC
Attn: Elvis Brajac
31-11 32nd Street, Basement
Astoria, NY 11106

87-50 111th Street Gheith Realty Co. LLC
Attn: Zeze Carr
444 East 86th Street, #G33
New York, NY 10028

941 Intervale Realty LLC
Attn: Rafael Cruz
941 Intervale Avenue
Bronx, NY 10459

611 Banner Owners Corp.
c/o United Management Corp.
Attn: Arthur Wiener
166 Montague Street
Brooklyn, NY 11201

151 Realty LLC
c/o Citicore LLC
Attn: Sammy Ersize
11 West 36th Street, 4th Floor
New York, NY 10018

The Piano Factory Corporation
Attn: Christine Shostack
454 West 46th Street, #8AS
New York, NY 10036

Jolly House Studios, Inc.
Attn: Ann Rothschild
23 East 20th Street, #7-8
New York, NY 10003

Impact HDFC
c/o C&C Apartment Management LLC
Attn: Jenny Roman
1735 Park Avenue, #300
New York, NY 10035

The 51-53 Lorimer Street Condominium
c/o Top Quality Management Inc.
Attn: Mendy Deutsch
755 Kent Avenue, #720
Brooklyn, NY 11249

100 E. 92nd LLC
Attn: Shawn Andrew
4618 Avenue I
Brooklyn, NY 11234

109 West 225th Street LLC
c/o LEOR Management Corp.
Attn: David Abecasis
2130 Broadway, #204
New York, NY 10023

94 East Realty LLC
c/o Run Realty LLC
Attn: Samuel Charles
438 Kingston Avenue
Brooklyn, NY 11225

Macosh Properties Inc.
Attn: Mark McIntyre
8416 Avenue J, 1st Floor
Brooklyn, NY 11236

Snyder 5G Holdings LLC
Attn: Vincent Locascio
88 Pine Street/Wall Street Plaza, 23rd Floor
New York, NY 10005

Flatlands Gardens East Condominium
c/o Crosstown Management Corp.
Attn: Nikki Mulligan
97-77 Queens Boulevard, #1120
Rego Park, NY 11374

33 W. 63 NY LLC
c/o Francine Realty Corporation
Attn: Brian Elgart
107 82nd Street
Brooklyn, New York 11209

55 West 95th Street Owners, Inc.
c/o AKAM Associates, Inc.
Attn: Nancy Rodriguez
260 Madison Avenue, 12th Floor
New York, NY 10016

Holy Land Mgmt LLC
Attn: Kenny Nasab
2707 Sedgewick Avenue, Management Office
Bronx, NY 10468

Jumel Terrace Realty LLC
c/o Friedman Management Corp.
Attn: Rebecca Garcia
225 West 34th Street, #2010
New York, NY 10122

Edona Realty LLC
Attn: Haki Oshlani
120 West 21st Street, #101
New York, NY 10011

551-565 West 190 Property LLC
c/o Coltown Properties LLC
Attn: Yecheskel Berman
95 Delancey Street
New York, NY 10002

214th Street Realty LLC
c/o Sharp Management Corp.
Attn: Ben Schwadel
2365 Nostrand Avenue, 2nd Floor
Brooklyn, NY 11210

5085 Broadway Corp.
Attn: Eduardo Vasquez
3 Lea Court
Pomona, NY 10970

Acropolis Gardens Realty Corp.
c/o Metropolitan Pacific Properties Inc.
Attn: Brandon Osman
21-77 33rd Street
Astoria, NY 11105

35th Ave. Tenants Corp.
Attn: Louis Tucciarone
191-05 35th Avenue, #K
Flushing, NY 11358

Ripple EP LLC
Attn: Thomas Forde
490 New York Avenue, #1A
Brooklyn, NY 11225

Tri-Block Associates, LP
c/o AMS Realty Company, LLC
Attn: Martin Shnay
98 Cuttermill Road, #240-S
Great Neck, NY 11021

HP East 94th Street HDFC, Inc.
c/o HHRMC LLC
Attn: Harry Hirsch
428 Central Avenue, #201
Cedarhurst, NY 11516

Lew Realty LLC
c/o Matel Realty LLC
Attn: Sol Eiferman
303 East 6th Street
New York, NY 10003

618 Equity Corp.
c/o Heights International Holdings Company, LLC
Attn: Amanda Francis
369 East 62nd Street
New York, NY 10065

City of New York
c/o 2125 Tenant Association
Attn: Francisco Nelis
2125 Amsterdam Avenue, #33
New York, NY 10032

SP 158-159 LLC
c/o Springhouse Management, LLC
Attn: Avi Singer
320 5th Avenue, #800
New York, NY 10001

Broadway 3820 LLC
Attn: Fernando Alfonso
P.O. Box 610420
Bayside, NY 11361

Audubon 79 LLC
Attn: Mike Spira
2071 Flatbush Avenue, #48
Brooklyn, NY 11234

20 Bay LLC
Attn: Kadri Capri
23 Tiber Place
Staten Island, NY 10301

Bergen Street Properties, LLC
c/o Shinda Management Corporation
Attn: Damon McCoy
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

Sidahar Corporation
c/o Emcee Management Corp.
Attn: Michael Cantor
7401 Ridge Boulevard, #1B
Brooklyn, NY 11209

Yankel Realty, Inc.
Attn: Joseph Fragala
59-48 Madison Street, #1
Ridgewood, NY 11385

Cypress Court Associates LP
c/o Shinda Management Corporation
Attn: Eric Colon
221-01 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

MHANY 2002 HDFC
c/o St. Nicks Alliance Community Development
Corporation
Attn: Laurie Miller
2 Kingsland Avenue
Brooklyn, NY 11211

Horizon Towers III Condominium
c/o Horizon III Management Corp.
Attn: Edgardo Kramer
37-36 75th Street
Jackson Heights, NY 11372

Water Town Assets LLC
Attn: Abe Grunbaum
143 Taylor Street
Brooklyn, NY 11211