

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



Joseph A. Post
Deputy General Counsel – NY

June 28, 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 34 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 34 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 34 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 34 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 34 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 34 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

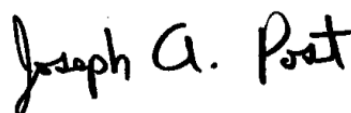
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: June 28, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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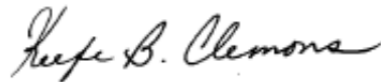
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AFFIRMATION OF KEEFE B. CLEMONS

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
June 28, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

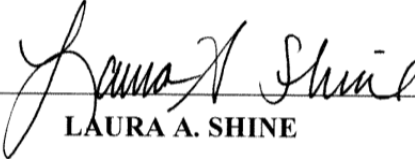
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 34 Multiple-Dwelling Unit Buildings in the City of New York was sent on June 28, 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
June 28, 2018

SERVICE LIST

East 89th Associates, LLC
c/o Alexander Hidalgo Real Estate, LLC
Attn: Neal Hidalgo
135 West 72nd Street, 2nd Floor
New York, NY 10023

MSMC Residential Realty LLC
c/o Rose Associates, Inc.
Attn: Jay Schofield
200 Madison Avenue, 5th Floor
New York, NY 10016

49 East Owners Corp.
c/o The Andrews Organization, Inc.
Attn: Kenneth George
666 Broadway, 12th Floor
New York, NY 10012

Ahi Ezer HDFC
Attn: Eliot Harary
1960 East 7th Street, Management Office
Brooklyn, NY 11223

675 West End Owners Corp.
Attn: Uzi Einy
700 West End Avenue, #3D
New York, NY 10025

Bethany HDFC
c/o Development Outreach, Inc.
Attn: Ismail Shamsid-Deen
63 West 12th Street, #100
New York, NY 10027

Doran Realty Corp.
c/o B&B Management
Attn: Feliz Gomez
1624 Webster Avenue
Bronx, NY 10457

Linmar Group, LLC
c/o Abington Holding, LLC
Attn: Caroline Berley
950 Third Avenue, 27th Floor
New York, NY 10022

437 Morris Park LLC
Attn: Kalman Tabak
406 Avenue F
Brooklyn, NY 11218

Pelham 1135, LLC
c/o Pelican Management, Inc.
Attn: Thomas Frye
524 North Avenue
New Rochelle, NY 10801

Belair Park 8825 LLC
c/o Zara Realty Holding Corp.
Attn: Rajesh Subraj
166-07 Hillside Avenue, #3
Jamaica, NY 11432

85 8th Avenue Owners Corp.
c/o Pride Property Management Corp.
Attn: Monica Keller Large
11 New Street, 2nd Floor
Englewood Cliffs, NJ 07632

Herald Square Loft Corp.
c/o The Andrews Organization, Inc.
Attn: Kenneth Jorge
666 Broadway, 12th Floor
New York, NY 10012

MSMC Residential Realty LLC
c/o Rose Associates, Inc.
Attn: Jay Schofield
200 Madison Avenue, 5th Floor
New York, NY 10016

Eliyah Mgmt LLC
Attn: Kenny Nasab
2707 Sedgwick Avenue, #2E
Bronx, NY 10468

Davidson Gold LLC
c/o City House Management LLC
Attn: Anuradha Kumar
10 Schoolhouse Lane
Roslyn Heights, NY 11577

BK East 169th Street HDFC, Inc.
c/o Wavecrest Management Group LLC
Attn: Gerry Puente
87-14 116th Street
Richmond Hill, NY 11418

Uptown Bronx HDFC
c/o Dougert Management Corp.
Attn: Christian Sachs
2881 Middletown Road
Bronx, NY 10461

Miguel Sosa Estates, LP
c/o Grenadier Realty Corp.
Attn: Manuel Almonte
1945 Vyse Avenue, Management Office
Bronx, NY 10460

MSMC Residential Realty LLC
c/o Rose Associates, Inc.
Attn: Jay Schofield
200 Madison Avenue, 5th Floor
New York, NY 10016

790 Ninth Successor LLC
c/o Noam Corporation
Attn: Solomon Gottlieb
1428 36th Street, #219
Brooklyn, NY 11218

ECDO Citywide Preservation HDFC, Inc.
c/o C&C Apartment Management LLC
Attn: Justin Kornvein
1865 Palmer Avenue, #203
Larchmont, NY 10538

988-90 Hopkinson Avenue HDFC
Attn: Pamela Hardy
990 Thomas Boyland Street, #3D
Brooklyn, NY 11212

HT-Jericho Limited Partnership
c/o Northeast Brooklyn Housing Development Corporation
Attn: Gabriel Pacheco
132 Ralph Avenue
Brooklyn, NY 11233

4722 Snyder Ave, LLC
Attn: Hensley Hercules
361 East 22nd Street
Brooklyn, NY 11226

St. Pius V Senior HDFC
c/o Progress of Peoples Management Corp.
Attn: George Stathoudakis
191 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Future Condominium
c/o AKAM Associates, Inc.
Attn: Judie Ulysse
260 Madison Avenue, 12th Floor
New York, NY 10016

The Hadrian LLC
c/o A.R. Walker & Company, Inc.
Attn: George Beane
225 West 80th Street, #2B
New York, NY 10024

Arthur Ransome Houses, LP
c/o Prestige Management Inc.
Attn: Irene Henry
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

824 St. Nicholas Avenue HDFC
c/o Finger Management Corp.
Attn: James Carbone
20 Tuckahoe Road
Yonkers, NY 10710

Sherman 29 LLC
Attn: Joel Gluck
1919 54th Street
Brooklyn, NY 11204

Margaret Grzetic
78 Monterey Street
New Hyde Park, NY 10040

UAC 3 Developer LLC
c/o WinnResidential (NY) LLC
Attn: Esmarlyn Ponceano
2534 Adam Clayton Powell Jr. Boulevard
New York, NY 10039

Beach 25th Street Corp.
c/o Pelican Management, Inc.
Attn: Brett Oblatz
524 North Avenue
New Rochelle, NY 10801