

140 West Street
7th Floor
New York, NY 10007
(212) 519-4717



Joseph A. Post
Deputy General Counsel – NY

November 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 43 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 43 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 43 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 43 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 43 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 43 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. Donald Olsen, 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

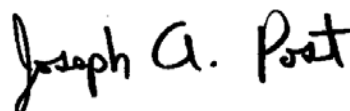
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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, 7th Floor
New York, NY 10007
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: November 9, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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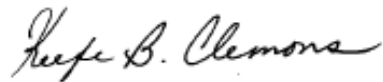
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AFFIRMATION OF KEEFE B. CLEMONS

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
November 9, 2018

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

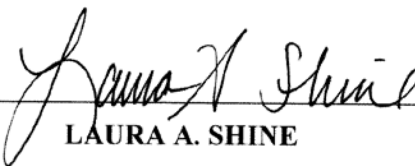
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 43 Multiple-Dwelling Unit Buildings in the City of New York was sent on November 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
November 9, 2018

SERVICE LIST

Syracuse Leasing LLC
c/o Estates NY Real Estate Services LLC
Attn: John Brady
59-17 Junction Boulevard, #2002
Queens, NY 11373

Mads LLC
c/o Provident Management Corp.
Attn: Michael Kane
240 West 35th Street, #504
New York, NY 10001

60-68 Apartments Corp.
c/o Matthew Adam Properties, Inc.
Attn: Joseph Grimes
375 Pearl Street, 14th Floor
New York, NY 10038

Future Purchase LLC
c/o Renaissance Realty Group LLC
Attn: Victor Guevara
1946 Coney Island Avenue, 2nd Floor
Brooklyn, NY 11223

Evita Realty Corp.
Attn: Al Lazar
1139 East 12th Street
Brooklyn, NY 11230

612 West 144 Realty LLC
c/o Amesly Realty Management Corp.
Attn: Cesar Hidalgo
57 5th Avenue, 1st Floor
Brooklyn, NY 11217

Mardave Management Inc.
c/o A.J. Clarke Real Estate Corp.
Attn: Magdalena Kosz
250 West 57th Street, #720
New York, NY 10107

Vranoc Realty Corp.
c/o Arbeni Management Company Inc.
Attn: Iris Alicea
2465 Arthur Avenue
Bronx, NY 10458

549 Realty Corp.
Attn: John Smith
342 East 236th Street
Bronx, NY 10470

140 East 95th Street Owners Corp.
c/o Mautner-Glick Corp.
Attn: Alvin Glick
136 East 57th Street, 14th Floor
New York, NY 10022

Washington Court Condominium
c/o R.Y. Management Co. Inc.
Attn: Eric Clark
50 Battery Place
New York, NY 10280

Adams Apts LLC
c/o Norwest Realty Management Corp.
Attn: Nick Gazivoda
287 East Gun Hill Road
Bronx, NY 10467

Twin Parks Apartments, Inc.
c/o Reliant Realty Services, LLC
Attn: Fermin Garcia
885 2nd Avenue, 16th Floor
New York, NY 10017

Layla Associates LLC
c/o Orin Management LLC
Attn: Luis DeLaCruz
P.O. Box 541168
Flushing, NY 11354

Fia 166 Holdings, LLC
c/o Gilman Management Corp.
Attn: Nelson Colon
55 Watermill Lane, #100
Great Neck, NY 11021

Eryls LLC
c/o Sharp Management Corp.
Attn: Carlos Carcamo
2365 Nostrand Avenue
Brooklyn, NY 11210

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

Urban Renaissance Collaboration LP
Attn: Henry Rosa
920 Prospect Avenue, Management Office
Bronx, NY 10459

Bryant Avenue Associates I, LP
c/o Nelson Management Group, Ltd.
Attn: Christine Chorny
118-35 Queens Boulevard, 14th Floor
Forest Hills, NY 11375

1120 College Avenue HDFC
Attn: Luvenia Madison
1120 College Avenue, #1B
Bronx, NY 10456

Mathura's Properties LLC
Attn: Seodyal Lucknauth
1124 College Avenue
Bronx, NY 10456

ABM 75 Realty LLC
Attn: Joseph Bildirici
12 East 37th Street, 2nd Floor
New York, NY 10016

West 9th, LLC
Attn: Joyce Iskander
1841 Broadway, #1000
New York, NY 10023

209 M Corp.
Attn: Avraham Yosef
1202 Avenue U, #1089
Brooklyn, NY 11229

Oquen Complex Inc.
Attn: Allan Williams
731A Cranford Avenue, 3rd Floor
Bronx, NY 10470

1063 Madison Associates, LP
c/o Judson Realty LLC
Attn: Christine Kevilly
145 East 57th Street, 5th Floor
New York, NY 10022

346 Realty LLC
c/o B. Gans Management, Inc.
Attn: Bernard Gans
110 East 30th Street, 4th Floor
New York, NY 10016

Perez Realities LLC
Attn: Sam Farkas
5414 New Utrecht Avenue, 2nd Floor
Brooklyn, NY 11219

Norman Rich
P.O. Box 538
Bronx, NY 10463

265 Hawthorne Owners HDFO
c/o Lemle & Wolff, Inc.
Attn: James Catuogno
5925 Broadway
Bronx, NY 10463

Winthrop Realty LLC
c/o United Management Corp.
Attn: Hugo Barrios
166 Montague Street
Brooklyn, NY 11201

Lexington 100 Properties LLC
c/o Kano Real Estate Investors Inc.
Attn: David Zebli
225 West 35th Street, #302
New York, NY 10001

Maria Porco
68 West 68th Street
New York, NY 10023

20 West 77th Street Corp.
c/o Tudor Realty Services Corp.
Attn: Christina Hernandez
250 Park Avenue South, 4th Floor
New York, NY 10003

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

Trustees of Columbia University
Attn: Nelson Falcon
401 West 119th Street
New York, NY 10027

Victor Sanchez HDFC
c/o West Harlem Group Assistance, Inc.
Attn: Donald Notice
1652 Amsterdam Avenue
New York, NY 10031

City of New York
c/o Community League of the Heights
Attn: Dan Bianco
500 West 159th Street
New York, NY 10032

536 Realty Co. LLC
c/o Pinnacle Group NY LLC
Attn: Isak Radoncic
1 Penn Plaza, #4000
New York, NY 10119

Powell Cove Estates Condominium I
c/o 4 Seasons International Management Inc.
Attn: Jessica Chang
22-30 119th Street, 2nd Floor
College Point, NY 11356

Crown Heights NRP Associates, LP
c/o Dougert Management Corp.
Attn: Eric Vazquez
2881 Middletown Road
Bronx, NY 10461

4260 Broadway Condominium
c/o Citadel Property Management Corp.
Attn: Carl Redling
513 East 13th Street, Store Front
New York, NY 10009

The Joli on Guider LLC
c/o Tona Property Management LLC
Attn: Daniella Tonacchio
54 Hudson Street, #300
Freehold, NJ 07728