

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



Joseph A. Post
Deputy General Counsel – NY

December 2, 2016

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

***Re: Matter 16-____ – Petition of Verizon New York Inc. for Orders of Entry
for 40 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 40 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 40 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://www22.verizon.com/about/community/nypsc_petitions.htm.

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 40 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 16-_____

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 40 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 40 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

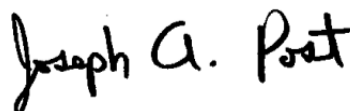
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: December 2, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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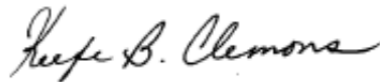
Matter 16-_____

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
December 2, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

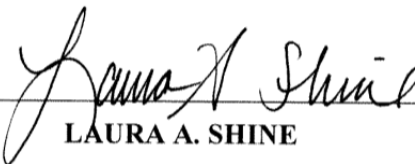
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 40 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 2, 2016 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
December 2, 2016

SERVICE LIST

54 East 176 Street HDFC
c/o Prestige Management Inc.
Attn: Roselyn Gaspard
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

Brookhaven HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Michael Bryantsev
885 Second Avenue, 31st Floor
New York, NY 10017

G&M Properties II HDFC
c/o TPM Management, LLC
Attn: Danny Serrano
1605 Dr. Martin L. King Jr. Boulevard, Front
Bronx, NY 10453

Undercliff Holding LLC
Attn: Joe Halpert
314 McDonald Avenue, 2nd Floor
Brooklyn, NY 11218

Eagle's Nest HDFC
c/o Grenadier Realty Corp.
Attn: Sandra Bernard
1230 Pennsylvania Avenue
Brooklyn, NY 11239

Monterey HDFC
c/o PRC Management
Attn: Rosa Marin
240 Madison Avenue, 9th Floor
New York, NY 10016

Gold University Avenue Corp.
Attn: Javier Ponte
601 Prospect Avenue
Bronx, NY 10455

Davidson NYC, LLC
Attn: Joseph Follman
3810 14th Avenue
Brooklyn, NY 11218

Diego Beekman Mutual Housing Association HDFC
c/o The Dweck Law Firm
Attn: H.P. Sean Dweck
10 Rockefeller Plaza
New York, NY 10020

Timpson HDFC
c/o Building Management Associates, Inc.
Attn: Jaime Diaz
885 Bruckner Boulevard
Bronx, NY 10459

ECDO Citywide Preservation HDFC, Inc.
c/o C&C Apartment Management LLC
Attn: Justin Kornvein
1735 Park Avenue, #300
New York, NY 10035

Wilrite Realty Corp.
Attn: Shelly Posalski
3777 Independence Avenue, #2J
Bronx, NY 10463

3115 Sedgwick Way LLC
c/o The Morgan Group LLC
Attn: Zach Pisani
41 West Putnam Avenue
Greenwich, CT 06830

Lantower Realty LP
Attn: Ralph Mandelbaum
286 Cedarbridge Avenue
Lakewood, NJ 08701

3044 Albany LLC
c/o Gilman Management Corp.
Attn: Nelson Colon
55 Watermill Lane, #100
Great Neck, NY 11021

238 Realty LLC
Attn: Emile Sayegh
615 Yonkers Avenue
Yonkers, NY 10704

New 1275 Lafayette, LLC
Attn: Moses Moses
199 Lee Avenue, #233
Brooklyn, NY 11211

Corlear Gardens Housing Corp.
c/o Metro Management & Development, Inc.
Attn: Cleopatra Monroe
42-25 21st Street
Long Island City, NY 11101

Southern Blvd I HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Sherine Agard
712 Fox Street, Management Office
Bronx, NY 10455

Banana Kelly Union HDFC, Inc.
c/o The Wavecrest Management Team Ltd.
Attn: Hope Burgess
87-14 116th Street
Richmond Hill, NY 11418

Southern Blvd I HDFC, Inc.
c/o Reliant Realty Services, LLC
Attn: Sherine Agard
712 Fox Street, Management Office
Bronx, NY 10455

Clinton Complex HDFC
c/o Grenadier Realty Corp.
Attn: Sandra Bernard
1230 Pennsylvania Avenue
Brooklyn, NY 11239

VIP RJP HDFC
c/o Dougert Management Corp.
Attn: Eddie Diaz
2881 Middletown Road
Bronx, NY 10461

Amguil Realty Corp.
c/o Genesis Realty Group LLC
Attn: William Fernandez
4419 3rd Avenue, #4A
Bronx, NY 10457

215 East 72nd Street Corporation
c/o Gumley-Haft LLC
Attn: Beth Ocera
415 Madison Avenue, 5th Floor
New York, NY 10017

1178 Clay Ave Realty LLC
c/o Complete Management
Attn: John Lefk
694 Myrtle Avenue, #559
Brooklyn, NY 11205

Park Line Apartments Inc.
c/o Ador Housing and Development LLC
Attn: Eliezer Spira
5318 New Utrecht Avenue, Ground Floor
Brooklyn, NY 11219

Fort 5423 Realty Corp.
c/o Hope Management LLC
Attn: Jonas Roth
P.O. Box 190354
Brooklyn, NY 11219

The Horizon Condominium
c/o Maxwell-Kates, Inc.
Attn: Jared Kasper
9 East 38th Street, 6th Floor
New York, NY 10016

173 Equities, LLC
c/o K&R Realty Management, Inc.
Attn: Robert Ezrapour
316 West 118th Street
New York, NY 10026

700 Riverside Condominium
c/o The Pinnacle Group
Attn: Isak Radoncic
1 Penn Plaza, #4000
New York, NY 10119

Hudson Mews Home Owners Association, Inc.
Attn: Larry Schachner
595 West 239th Street, #B1
Bronx, NY 10463

Plymouth Hall Condominium
c/o Norcor Management Corp.
Attn: Kent Finne
40-14 72nd Street
Woodside, NY 11377

Cambridge Gardens Condominium
c/o Cambridge Management
Attn: Balram Kakar
116 East 30th Street
New York, NY 10016

Poplar Realty LLC
c/o A.R.M. Capital Resources Corp.
Attn: Irene Shreyberg
20 Ocean Court
Brooklyn, NY 11223

Broadway Equities LLC
c/o Time Equities, Inc.
Attn: Karen Cablay-Schullere
55 Fifth Avenue, 15th Floor
New York, NY 10003

567 Realty Co. LLC
c/o C-Uptown Realty Inc.
Attn: Robert Candee
240 Cabrini Boulevard, #1D
New York, NY 10033

661 West 179 Street LLC
c/o Alma Realty Corp.
Attn: Albert Woon
31-10 37th Avenue, #500
Long Island City, NY 11101

Bay Ridge Promenade Condominium
c/o Alvic Management, Inc.
Attn: Yaroslava Roy
104 Avenue O, #A
Brooklyn, NY 11204

Amanda's Cove, LLC
c/o Five Stars Management, LLC
Attn: Javier Monroy
1763 Pitman Avenue
Bronx, NY 10466