

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



Joseph A. Post
Deputy General Counsel – NY

December 7, 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 32 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 32 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 32 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 32 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 32 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 32 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

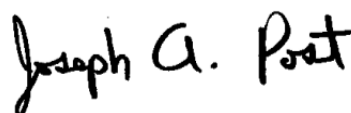
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

Counsel for Verizon New York Inc.

Dated: December 7, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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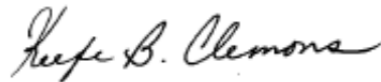
Matter 16-_____

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 7, 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 32 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 7, 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 7, 2016

SERVICE LIST

Westside 309 LLC
c/o Bronstein Properties, LLC
Attn: Matt Caputo
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

Heywood Towers Associates, LP
c/o Dalton Management Co. LLC
Attn: Carmen Rolan
60 East 42nd Street, #1835
New York, NY 10165

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

Selk HDFC, Inc.
c/o Shinda Management Corp.
Attn: Dominique Leconte
221-10 Jamaica Avenue, 3rd Floor
Queens Village, NY 11428

506 Associates, LLC
c/o Lemle & Wolff, Inc.
Attn: Alfred Rapaj
5925 Broadway
Bronx, NY 10463

Ena Griffin-Chambers
c/o Newgent Management LLC
Attn: Thomas Baresi
20 South Broadway
Yonkers, NY 10701

Utah Leasing Delaware LLC
c/o Estates NY Real Estate Services LLC
Attn: Elissa Benudis
40 West 57th Street, 23rd Floor
New York, NY 10019

139-09 34th Road, LLC
c/o A&E Real Estate Management LLC
Attn: Ed Rodriguez
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Surfair Equities, Inc.
c/o B. L. Management, Inc.
Attn: Joseph Donofrio
25-83 Francis Lewis Boulevard
Flushing, NY 11358

Elmhurst House, Inc.
c/o Alexander Wolf & Company, Inc.
Attn: John D. Wolf Jr.
One Dupont Street, #200
Plainview, NY 11803

East Village at First Avenue Partners, LP
c/o Citi-Urban Management Corp.
Attn: Eric Borkowski
6 Grace Avenue, #400
Great Neck, NY 11021

Naral Park House Condominium
c/o Terris Realty LLC
Attn: Lisa Jensen
146 West 29th Street, #7W1
New York, NY 10001

Ann-Gur Realty Corp.
Attn: Joseph Gershenov
825 East 233rd Street, 2nd Floor
Bronx, NY 10466

Rasa Realty II LLC
Attn: Sagnia Balbuena
295 Buttonwood Drive
Paramus, NJ 07652

1153 Boston LLC
Attn: Michael Chookasezian
269 Links Drive West
Oceanside, NY 11572

1036 Manor Avenue HDFC
Attn: Nancy Rivera
1036 Manor Avenue, #2B
Bronx, NY 10472

138-112 LLC
c/o Junction Blvd. Management, Inc.
Attn: Sharon Kahen
86-11 Lefferts Boulevard, #3D
Richmond Hill, NY 11418

140 Perry Street Condominium
c/o The Andrews Organization
Attn: Afrim Pocesta
666 Broadway, 12th Floor
New York, NY 10022

Bayview Beach Apartments, LLC
Attn: Vincent Molinari
1747 Stuart Street
Brooklyn, NY 11229

Sobro 522 Realty LLC
Attn: Jacob Soleimani
619 West 54th Street, #10A
New York, NY 10019

980 Fifth Avenue Corporation
c/o Douglas Elliman Property Management
Attn: James Flaherty
675 Third Avenue, 6th Floor
New York, NY 10017

Tennfort Corporation
c/o Douglas Elliman Property Management
Attn: Elly Pateras
675 Third Avenue, 6th Floor
New York, NY 10017

125 East 18th Street, LLC
c/o M.P. Management, LLC
Attn: Moshe Piller
1274 49th Street, P.O. Box 175
Brooklyn, NY 11219

Stella Blue Realty LLC
c/o Citadel Estates LLC
Attn: Thomas Forde
P.O. Box 24688
Brooklyn, NY 11202

S.C.I.N., LLC
Attn: Nick Stathoudakis
115 80th Street
Brooklyn, NY 11209

121-123 Haven Holding LLC
c/o Barberrry Rose Management Company, Inc.
Attn: Jose Diaz
1024 Broadway
Woodmere, NY 11598

Surin Land & Building, LLC
Attn: Sangchai Chiapaikeo
12 Cardinal Court
Old Bridge, NJ 08857

Crown Plaza Condominium
c/o Impact Real Estate Management Inc.
Attn: George Shatiloff
45-18 Court Square, #401
Long Island City, NY 11101

Grace Owners Corp.
c/o Abstract Management, LLC
Attn: Josh Frankel
1378 East 28th Street
Brooklyn, NY 11210

Maimonides Medical Center
c/o MMC Management
Attn: Derek Goins
950 49th Street
Brooklyn, NY 11219

Colum 75 Inc.
c/o Grogan & Associates, Inc.
Attn: George Alderdice
320 East 39th Street, 3rd Floor
New York, NY 10016

ABJ Chosen, LLC
Attn: Ben Soleimani
347 Pleasant Avenue, #1A
New York, NY 10035