

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



**Joseph A. Post**  
Deputy General Counsel – NY

December 14, 2016

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

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

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 16 Multiple-Dwelling Unit Buildings in the City of New York.

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](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 a survey of the property in preparation for 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](mailto: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 Limited  
Orders of Entry for 16 Multiple-Dwelling Unit  
Buildings in the City of New York**

**Matter 16-\_\_\_\_\_**

**PETITION FOR LIMITED ORDERS OF ENTRY**

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 16 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

**Specific Location of the Properties**

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 16 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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

**Proof of Service of Notice of Intention to Install Cable Television Facilities and Service**

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and

Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

**Indemnification**

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey, and that it has insurance covering such pre-installation survey work, proof of which can be produced upon request.

**Pre-Installation Survey Work Will Be Conducted Without Prejudice to the Owner's Right to Receive Just Compensation**

7. The proposed pre-installation survey 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 for the Pre-Installation Surveys**

8. Verizon's formal efforts 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 survey the properties 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 the survey by Verizon pending building renovations or other activity. Verizon will continue attempting to

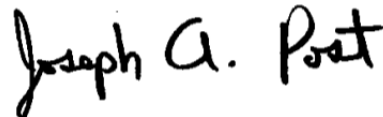
work cooperatively with building owners and managing agents to obtain access, and will periodically advise the Commission of the progress of such efforts.

**Opportunity for the Owner to Answer the Petition**

9. The owner of each MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, 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, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: New York, New York  
December 14, 2016

**STATE OF NEW YORK  
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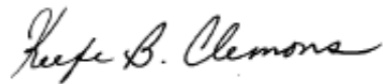
**Matter 16-\_\_\_\_\_**

**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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
December 14, 2016

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Limited  
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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 Limited Orders of Entry for 16 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 14, 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 14, 2016

## SERVICE LIST

255-257 East 61st Street LLC  
c/o Solil Management, LLC  
Attn: Elvis Kojasevic  
1185 Sixth Avenue, 10th Floor  
New York, NY 10036

2709 Realty LLC  
Attn: Jeff Gecaj  
1972 Crotona Avenue, #2  
Bronx, NY 10457

2860 Partners LLC  
c/o Pel Park Realty  
Attn: Mark Fothe  
19 Court Street, #202  
White Plains, NY 10601

Seoane Realty Corp.  
Attn: John Seoane  
612 Crescent Avenue  
Bronx, NY 10458

GC 1770, LLC  
c/o Goldfarb Properties, Inc.  
Attn: Thomas Frye  
524 North Avenue  
New Rochelle, NY 10801

Ed-Bob Management Corp.  
c/o 130 Van Cort Corp.  
Attn: Richard Laubsch  
3355 Rochambeau Avenue, Office  
Bronx, NY 10467

3100 Heath Avenue Realty, Inc.  
Attn: Paul Gecaj  
2300 Bronx Park East, Office  
Bronx, NY 10467

Val-Bon Webb Corp.  
Attn: Vasel Balbona  
130 West 195th Street, #1B  
Bronx, NY 10468

Kodo Properties Inc.  
Attn: Lloyd Shaffer  
418 East 75th Street  
New York, NY 10021

Number 5 Condominium  
c/o Taube Management Realty, LLC  
Attn: Joseph Taube  
655 Third Avenue, 29th Floor  
New York, NY 10017

870 St. Nicholas Ave. LLC  
c/o Liberty Realty & Management  
Attn: Edwin Torres  
653 East 189th Street  
Bronx, NY 10458

47 Fort Washington Avenue HDFC  
Attn: Ana Cordero  
47 Fort Washington Avenue, Office  
New York, NY 10032

Keane Holdings, LP  
Attn: Joseph Keane  
P.O. Box 740650  
Rego Park, NY 11374

NME HDFC, Inc.  
c/o Advantage Management  
Attn: Lakeska Baker  
2844 8th Avenue, Ground Floor  
New York, NY 10039

Partnership Bx 2 HDFC, Inc.  
c/o The Wavecrest Management Team Ltd.  
Attn: Milton Byfield  
87-14 116th Street  
Richmond Hill, NY 11418

Crescent Park Apartments, Inc.  
Attn: John Seoane  
610 Crescent Avenue  
Bronx, NY 10458