

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



Joseph A. Post
Deputy General Counsel – NY

December 16, 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 48 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 48 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 48 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 48 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 48 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 48 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

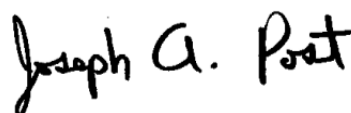
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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 16, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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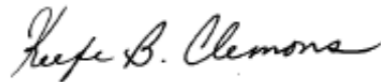
Matter 16-_____

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 16, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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

SERVICE LIST

347-349 East 53rd Street Owners, Inc.
c/o Pride Property Management Corp.
Attn: AJ Ursillo
11 New Street, 2nd Floor
Englewood Cliffs, NJ 07632

58th and Park Avenue, Inc.
c/o Brown Harris Stevens Residential Management, LLC
Attn: Livi Skintej
770 Lexington Avenue, 5th Floor
New York, NY 10065

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

Mornos Realty LLC
c/o America Realty, LLC
Attn: Ilias Theodoropoulos
38-08 Bell Boulevard
Bayside, NY 11361

285 Riverside Drive Corp.
c/o Maxwell-Kates, Inc.
Attn: Regina Sztrykler
9 East 38th Street, 6th Floor
New York, NY 10016

2 Ellwood Street, LLC
c/o A&E Real Estate Management, LLC
Attn: Brian Garland
1065 Avenue of the Americas, 31st Floor
New York, NY 10018

Almark Holding Co., LLC
c/o Abington Holding, LLC
Attn: Sorin Nitu
950 3rd Avenue, #2700
New York, NY 10022

Peter B. Realty, LLC
c/o M.P. Management, LLC
Attn: Moshe Pillar
1274 49th Street, #164
Brooklyn, NY 11219

176-177 Wadsworth Associates, LLC
c/o Mirimar Management Corp.
Attn: Kenneth Moslin
6114 Riverdale Avenue
Bronx, NY 10471

GVS Properties, LLC
c/o Alma Realty Corp.
Attn: Nick Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

Lincoln Prospect Associates LLC
c/o Burke Leighton Asset Management LLC
Attn: Alfred Sayegh
2564 Bedford Avenue
Brooklyn, NY 11226

250 Parkville Company
Attn: Harry Silverstein
429 Mayfair Drive South
Brooklyn, NY 11234

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

1314, LLC
c/o AAA Realty
Attn: Oleg Bezenchuk
P.O. Box 290768
Brooklyn, NY 11229

Jonis Realty/W Houston Partners, LLC
c/o Citi-Urban Management Corp.
Attn: Eric Borkowski
6 Grace Avenue, #400
Great Neck, NY 11021

80 Fourth Avenue LLC
c/o Tri-Star Equities, Inc.
Attn: Rod Feldman
155 East 26th Street, #155
New York, NY 10010

1265 Broadway LLC
c/o Torkian Group
Attn: Ralph Gaboury
1650 Broadway, #901
New York, NY 10019

Gansevoort Cooperative Corp.
c/o Maxwell-Kates, Inc.
Attn: Adam Densky
9 East 38th Street, 6th Floor
New York, NY 10016

The 452 West 19 Condominium
c/o Solstice Residential Group, LLC
Attn: Alexandra Dabrowski
257 Park Avenue South, #303
New York, NY 10010

West 145th Associates LLC
c/o Proto Property Services LLC
Attn: Sache Shakoor
3601A Fieldston Road
Bronx, NY 10463

910 Sheridan Avenue, LLC
c/o Derfner Management, Inc.
Attn: Louis Cutri
245 East 80th Street
New York, NY 10021

UHAB HDFC
c/o WinnResidential (NY) LLC
Attn: Jennifer Steighner
2534 Adam Clayton Powell Jr. Boulevard, 1st Floor
New York, NY 10039

2690 Webb Realty, LLC
c/o Exclusive Realty Corp.
Attn: Ignacio Castillo
270 North Avenue, #708
New Rochelle, NY 10801

458 144th Holdings LLC
Attn: Yonah Halton
829 Greenwood Avenue, #1C
Brooklyn, NY 11218

DDEH 238 E111 LLC
c/o Galil Management LLC
Attn: George Zayas
102 East 116th Street, #1
New York, NY 10029

354 East 83rd Street LLC
c/o Mautner-Glick Corp.
Attn: Scott Feldberg
1345 3rd Avenue, 2nd Floor
New York, NY 10075

53rd Group Associates LLC
c/o Empire Management
Attn: Ramin Shalom
347 Fifth Avenue, #1600
New York, NY 10016

Fortusa Realty Corp.
c/o Walter & Samuels, Inc.
Attn: Mel Farrell
419 Park Avenue South, 15th Floor
New York, NY 10016

695 9 Avenue HDFC
c/o Clinton Corner HDFC
Attn: Martha Acea
695 9th Avenue, #5S
New York, NY 10036

Bak Ho Hom Revocable Trust
Attn: Bak Ho Hom
108 Madison Street, #1
New York, NY 10002

Casa & Clinton HDFC
c/o Dougert Management Corp.
Attn: Eric Vazquez
2881 Middletown Road
Bronx, NY 10461

Broadway Towers NYC, LLC
c/o Newcastle Realty Services, LLC
Attn: Alon Trappler
270 Madison Avenue, 19th Floor
New York, NY 10016

Perla D'Oro Associates, LLC
c/o Jalen Management Company
Attn: Paula Zacharakos
7018 Fort Hamilton Parkway
Brooklyn, NY 11228

100 Lefferts Avenue Limited Partnership
c/o First Ocean Realty Management
Attn: Peter Kocaj
270 Madison Avenue, 19th Floor
New York, NY 10016

The Wooster Street Condominium
c/o Argo Real Estate LLC
Attn: Deborah Segal
50 West 17th Street, 6th Floor
New York, NY 10011

East 36th Street Realty Associates LLC
Attn: Beth Walman
342 West 85th Street, #3D
New York, NY 10024

East 34th Street LLC
c/o Citi-Urban Management Corp.
Attn: Eric Borkowski
6 Grace Avenue, #400
Great Neck, NY 11021

325/93 Associates LLC
c/o R.A. Cohen & Associates, Inc.
Attn: Harry Stevenson
250 Park Avenue, #1901
New York, NY 10177

602 West 146 Street Associates
c/o Stellar Management
Attn: Ramses Capellan
156 William Street, 10th Floor
New York, NY 10038

Inwood Housing & Development, LLC
Attn: Jennifer Morales
339 5th Avenue, #405
New York, NY 10016

RPN Management Co., Inc.
Attn: Nua Lulgjuraj
2736 Colden Avenue
Bronx, NY 10469

45-53 Cabrini Owners Corp.
c/o Siren Management Corp.
Attn: Burt Feinberg
40 Exchange Place, 19th Floor
New York, NY 10005

Movado Realty LLC
c/o Empire Management
Attn: Steven Kurlander
347 Fifth Avenue, #1600
New York, NY 10016

Kosova Properties Inc.
Attn: Hamdi Nezaj
2126 Muliner Avenue
Bronx, NY 10462

Marchi Realty Corp.
Attn: Robert Marchi
251 East 31st Street
New York, NY 10016

221 East 35th Street Associates, LLC
c/o Citi-Urban Management Corp.
Attn: Eric Borkowski
6 Grace Avenue, #400
Great Neck, NY 11021

1619-1625 Amsterdam Avenue, LLC
c/o Alma Realty Corp.
Attn: Nick Conway
31-10 37th Avenue, #500
Long Island City, NY 11101

Trinity Studio HDfC
c/o Finger Management Corp.
Attn: Iliana McKenzie
20 Tuckahoe Road
Yonkers, NY 10710