

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



Joseph A. Post
Deputy General Counsel – NY

December 21, 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 29 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 29 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 29 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". The signature is written in a cursive, slightly slanted style.

Joseph A. Post

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 29 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 29 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 29 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

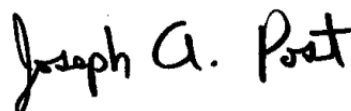
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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 21, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 29 Multiple-Dwelling Unit Buildings in
the City of New York**

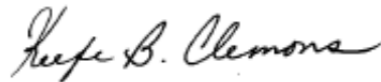
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AFFIRMATION OF KEEFE B. CLEMONS

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
December 21, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

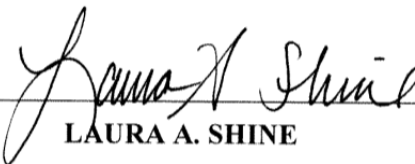
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 29 Multiple-Dwelling Unit Buildings in the City of New York was sent on December 21, 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 21, 2016

SERVICE LIST

992 SA/320 LLC
c/o Bettina Equities Management LLC
Attn: Sophia Biraglia
230 East 85th Street
New York, NY 10028

West 142 St. Realty Corp.
Attn: Nikki Gjeloshaj
48-02 25th Avenue, #403
Astoria, NY 11103

101 Cooper Street LLC
c/o Rosedale Management Co. Inc.
Attn: Elizabeth Crane
21 West 38th Street, 8th Floor
New York, NY 10018

Maplewood Realty Company, LLC
c/o Woods Management Company, LLC
Attn: Andrew Goldberg
3333 New Hyde Park Road, #411
New Hyde Park, NY 11042

720 West Partners LLC
c/o Heritage Realty, LLC
Attn: Brian Newman
619 West 54th Street, #10A
New York, NY 10019

Haven Equities, Inc.
c/o Plymouth Management Group, Inc.
Attn: Jack Lerner
1776 Broadway, #1720
New York, NY 10019

4395 Broadway Owners Corp.
c/o Residential Management (NY), Inc.
Attn: Jacob Yaakov
1651 Coney Island Avenue
Brooklyn, NY 11230

560-568 Audubon Realty LLC
c/o Hayco Management
Attn: Yesenia Mendez
377 Fifth Avenue, 3rd Floor
New York, NY 10016

St. Nicholas One Seven Five Associates, LLC
c/o Stellar Management
Attn: Ramses Capelan
156 William Street, 10th Floor
New York, NY 10038

323 East Mosholu LLC
c/o The Morgan Group
Attn: Adriana D'Alessandro
41 West Putnam Avenue, 3rd Floor
Greenwich, CT 06830

Our Lady of Mercy Senior Manor HDFC
c/o Stanan Management Corp.
Attn: Stanley Wilczewski
33 Front Street
Hempstead, NY 11550

2758-2760 LLC
Attn: Nuo Lulgjuraj
81 Cabrini Boulevard, #G1
New York, NY 10033

Avenue J. Realty Associates, LLC
c/o GFI Management Services, Inc.
Attn: Marc Horn
140 Broadway, 41st Floor
New York, NY 10005

DMG Linden Owner LLC
c/o Malek Management Corp.
Attn: Michael Malek
1491 Coney Island Avenue
Brooklyn, NY 11230

23-20 41 Street Realty Co., Inc.
Attn: Anna Smagacz
203 Meserole Avenue
Brooklyn, NY 11222

The Infinity 8 Condominium
c/o The Pinnacle Group
Attn: Tal Sharon
1 Penn Plaza, #4000
New York, NY 10119

162-20 LLC
c/o Zara Realty Holding Corp.
Attn: Tony Subraj
166-07 Hillside Avenue
Queens, NY 11432

57 Warren Street Owners Inc.
c/o Cornerstone Management Systems, Inc.
Attn: Juan Chio
271 Madison Avenue, #800
New York, NY 10016

2839 Bainbridge Avenue Associates LLC
c/o Benenson Funding Corp.
Attn: Kerry Huffman
20 West 55th Street, 6th Floor
New York, NY 10019

First Bronx Realty Management Corp.
Attn: Susan Martinez
2751 Webster Avenue
Bronx, NY 10458

Creston Avenue Associates, LP
c/o Wavecrest Management Group LLC
Attn: Monique Rosario
87-14 116th Street
Richmond Hill, NY 11418

RZP Realty LLC
c/o Kingsbridge Management Corp.
Attn: Kadri Prelvukaj
3018 Kingsbridge Avenue, #WK1
Bronx, NY 10463

Parkash 2165 LLC
Attn: Ved Parkash
172-14 89th Avenue
Jamaica, NY 11432

Prospect 2000 Realty LLC
Attn: Robert Kaszovitz
1621 51st Street
Brooklyn, NY 11204

1097 Holding LLC
Attn: Sol Singer
314 McDonald Avenue
Brooklyn, NY 11218

Beck St. LLC
Attn: Sam Klein
3810 14th Avenue
Brooklyn, NY 11218

Lancaster Realty, LLC
c/o Katz Realty Group
Attn: Leonard Katz
45-17 Marathon Parkway
Little Neck, NY 11362

3036 Realty LLC
c/o B & B Management
Attn: Michael Bauer
1624 Webster Avenue
Bronx, NY 10457

4410-4414 Cayuga Owners Corp.
c/o David Associates
Attn: Ben Snyder
108-18 Queens Boulevard, #302
Forest Hills, NY 11375