

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



Joseph A. Post
Deputy General Counsel – NY

January 26, 2017

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

***Re: Matter 17-____ – Petition of Verizon New York Inc. for Orders of Entry
for 45 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 45 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 45 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 45 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 17-_____

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 45 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 45 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

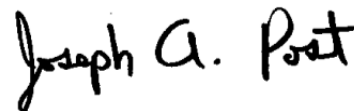
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: January 26, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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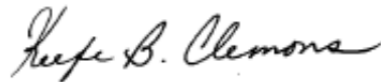
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AFFIRMATION OF KEEFE B. CLEMONS

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
January 26, 2017

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

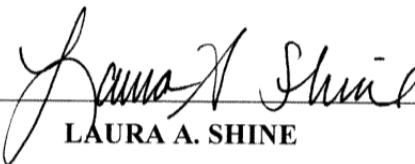
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 45 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 26, 2017 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
January 26, 2017

SERVICE LIST

3302 Holland Avenue LLC
c/o Vitello Plumbing and Mechanical
Attn: Michael Vitello
1952 Williamsbridge Road
Bronx, NY 10461

884 Westend LLC
c/o YMY Management Corp.
Attn: Yuhuda Mendlowits
5014 16th Avenue, #114
Brooklyn, NY 11204

Comity LLC
c/o Comity Realty Corp.
Attn: Vincent Garrow
15 East 40th Street, #304
New York, NY 10016

3307 Hull Realty, LLC
Attn: Peter Panas
3307 Hull Avenue, Office
Bronx, NY 10467

Parkside3273 LLC
Attn: Yechiel Weinberger
4711 12th Avenue, #A8
Brooklyn, NY 11219

3280 Realty Corp.
c/o MCS Properties, LLC
Attn: Moshe Singer
3810 14th Avenue, 2nd Floor
Brooklyn, NY 11218

Aurora Management Realty LLC
Attn: Ted Kouris
44-02 Francis Lewis Boulevard
Queens, NY 11361

TJM, LLC
c/o Gioia Management Inc.
Attn: Anthony Gioia
17 Saint Marks Place, #1
New York, NY 10003

Spears Building Condominium
c/o The Andrews Organization
Attn: Derek McArthur
666 Broadway, #1200
New York, NY 10012

755 Oakland Place HDFC
c/o H.S.C. Management Corp.
Attn: Josh Koppel
850 Bronx River Road, 2nd Floor
Yonkers, NY 10708

Vlora Realty Corp.
Attn: Adem Hasanbelliu
2509 Paulding Avenue
Bronx, NY 10469

Bedford House Apt. Corp.
c/o Gramatan Management, Inc.
Attn: Michael McCoy
2 Hamilton Avenue, #217
New Rochelle, NY 10801

Bujar Properties Group, LLC
Attn: Elez Haxhijaj
2830 Morris Avenue, #1B
Bronx, NY 10468

S & A Bainbridge LLC
c/o Parkoff Organization
Attn: David Friedman
98 Cuttermill Road, #444S
Great Neck, NY 11021

1113 Holding Ltd.
c/o Neiman Management
Attn: Mark Neiman
P.O. Box 1273
Jackson, NJ 08527

Billingsley Terrace Housing Company, LP
c/o Mid-Bronx HDFC
Attn: Jim Crocker
900 Grand Concourse
Bronx, NY 10451

Bldg Grand Concourse LLC
c/o Bldg Management Co., Inc.
Attn: Christopher Orpheus
417 Fifth Avenue, 4th Floor
New York, NY 10016

MGSA IV, LLC
c/o Sharp Management Corp.
Attn: Stephen Melowsky
1085 East 12th Street
Brooklyn, NY 11230

Phoenix Estates HDFC
c/o Mhany Management Inc.
Attn: Ismene Speliotis
1 Metrotech Center North, 11th Floor
Brooklyn, NY 11201

Lorillard 188 LLC
c/o Belmont Realty LLC
Attn: Pasquale Perretta
P.O. Box 46
Purchase, NY 10577

79 Marks Realty Corp.
c/o JKNY Realty, LLC
Attn: Joyce Kwiecinski
200 Park Avenue South, #914
New York, NY 10003

CPE HDFC, Inc.
c/o Advantage Property Management Services LLC
Attn: Iesha Smallwood
477 Madison Avenue, 6th Floor
New York, NY 10022

Pacific Development Partners, LP
Attn: Theodore Trachtenberg
2475 Stuart Street
Brooklyn, NY 11229

KJM West 138 Realty Corp.
c/o Trust Management, Inc.
Attn: Harry Bodansky
199 Lee Avenue, #315
Brooklyn, NY 11211

Jeremy Properties LLC
c/o Jonas Equities
Attn: Sam Jacobowitz
725 Church Avenue
Brooklyn, NY 11218

800 Cortelyou Owner's Corp.
c/o Newport Management Company LLC
Attn: Mordechai Eisenberg
5614 15th Avenue, #1A
Brooklyn, NY 11219

946 59th Street Tenants Corp.
Attn: Peter D'Arco
601 Union Street
Brooklyn, NY 11215

123 West 77th Street, LLC
c/o Westside Management Corp.
Attn: Michael Brusco
163 West 74th Street
New York, NY 10023

327 Central Park West Condominium
c/o Orsid Realty Corp.
Attn: Ben Shuman
1740 Broadway, 2nd Floor
New York, NY 10019

160 West 87th Street Corp.
c/o Tudor Realty Services Corp.
Attn: Lynnjoy Nevarez
250 Park Avenue South, 4th Floor
New York, NY 10003

The Westerly Condominium
c/o General Property Management Associates, Inc.
Attn: Michelle Asnaran
250 West 57th Street, #2532
New York, NY 10107

316 West Shore, LLC
c/o Edel Family Management Corp.
Attn: Florence Edelstein
2207 Coney Island Avenue
Brooklyn, NY 11223

229 West 109 Street Realty Corp.
c/o Kinsey Equities, LLC
Attn: James Kinsey
350 7th Avenue, #302
New York, NY 10001

526 W. 211th LLC
c/o Executive Towers Management
Attn: Joel Kohen
514 West 184th Street, Basement 2
New York, NY 10033

Anastassios S. & Bessie Kassapidis Revocable Living Trust
Attn: Anastassios S. Kassapidis
23-18 28 Street
Astoria, NY 11105

Voltas Real Estate, LLC
Attn: Mary De Franca
110 Jefferson Boulevard
Atlantic Beach, NY 11509

The Parkwood Condominium
c/o Century Management Services Inc.
Attn: David Lipson
440 Ninth Avenue, #1500
New York, NY 10001

200 West 112 Street HDFC
c/o Covington Realty Services, Inc.
Attn: Bridget Beatty
270 West 123rd Street
New York, NY 10027

The Bradhurst Condominium
c/o General Property Management Associates, Inc.
Attn: Sergio Martinez
250 West 57th Street, #2532
New York, NY 10107

723 St. Nicholas Holdings LLC
c/o Stoneblock Management LLC
Attn: Phillip Pollak
525 West End Avenue, #3A
New York, NY 10024

569 LLC
c/o PK Mgmt. LLC
Attn: Costas Kreatsoulas
3411 Kingsbridge Avenue, #1
Bronx, NY 10463

Nagle 141 LLC
c/o MGH Management Corp.
Attn: Dov Shreber
1 Hillcrest Center Drive, #230
Spring Valley, NY 10977

MRC HDFC, Inc.
c/o T.U.C. Management Company, Inc.
Attn: Mamie Freeman
200 West 57th Street, #702
New York, NY 10019

Friendly Nelson, LP
c/o Prestige Management Inc.
Attn: Clayton Johnson
1200 Zerega Avenue, 2nd Floor
Bronx, NY 10462

2573-2575 East 14th Street Condominium
Attn: Lev Sokolovsky
2575 East 14th Street, #6
Brooklyn, NY 11235