

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



Joseph A. Post
Deputy General Counsel – NY

January 29, 2016

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

***Re: Matter 16-____ – Petition of Verizon New York Inc. for Orders of Entry
for 31 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 31 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 31 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 31 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 31 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 31 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 and the number of living units in each MDU is set forth in Column D.

Owners and Agents

2. The names of the current owners and managing agents of each MDU are listed in Columns E, F, and G 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 I 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 H 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 H 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

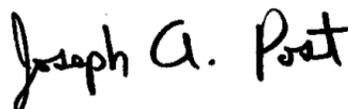
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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 29, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
Entry for 31 Multiple-Dwelling Unit Buildings in
the City of New York**

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
January 29, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

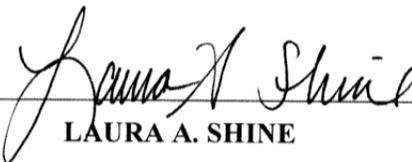
**Petition of Verizon New York Inc. for Orders of
Entry for 31 Multiple-Dwelling Unit Buildings in
the City of New York**

Matter 16-_____

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 31 Multiple-Dwelling Unit Buildings in the City of New York was sent on January 29, 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
January 29, 2016

SERVICE LIST

Tribeca Pointe LLC
c/o Rockrose Development Corp.
Attn: Paul Weeks
15 East 26th Street, 7th Floor
New York, NY 10010

333 East 53 Tenants Corp.
c/o Orsid Realty Corp.
Attn: Robby Janowitz
1740 Broadway, 2nd Floor
New York, NY 10019

45 Warren Street Condominium
c/o The Andrews Organization
Attn: Ashley Morgan
666 Broadway, 12th Floor
New York, NY 10012

Portland Leasing Limited Liability Company
c/o Estates NY Real Estate Services LLC
Attn: Debra Perna
40 West 57th Street, 23rd Floor
New York, NY 10019

Royal Charter Properties-East, Inc.
c/o Cushman & Wakefield, Inc.
Attn: Edward Tiano
600 West 165th Street, #1F
New York, NY 10032

1760 Madison LLC
c/o CCP Management, LLC
Attn: Michael Slavin
754 Eastern Parkway
Brooklyn, NY 11213

Southeast Grand Street Guild HDFC, Inc.
c/o The Wavecrest Management Team Ltd.
Attn: Jay Yablonsky
87-14 116th Street
Richmond Hill, NY 11418

56 Macdougall LLC
c/o Sanz Property Management, Inc.
Attn: Jaime Chen
168 West 4th Street
New York, NY 10014

520 West 23rd Street Corp.
c/o AKAM Associates, Inc.
Attn: Margarita Bogan
260 Madison Avenue, 12th Floor
New York, NY 10016

Pierre Congress Apartments, LLC
c/o The Brodsky Organization
Attn: Louis Zadrima
400 West 59th Street
New York, NY 10019

Hudsoncliff Building Co., Inc.
c/o Rotner Management Corp.
Attn: Kenneth Rotner
330 East 71st Street, #1E
New York, NY 10021

Mahan Avenue Associates, LLC
c/o R.A. Cohen & Associates, Inc.
Attn: Ralph Della Cava
60 East 42nd Street, #850
New York, NY 10165

Mace Avenue Corp.
Attn: Bashkim Celaj
754 Mace Avenue
Bronx, NY 10467

Marien-Heim Tower, Inc.
Attn: Theresa Vacante
870 Ocean Parkway
Brooklyn, NY 11230

Alas Realty Corp.
c/o BPC Management Corp.
Attn: Rick Manero
80 Livingston Street, 2nd Floor
Brooklyn, NY 11201

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

Cornish Associates LLC
c/o Almarc Realty Corp.
Attn: Sheik Saddick
8605 Bay Parkway, 2nd Floor
Brooklyn, NY 11214

Harborview Condominium
Attn: Anna/Howard Chin
252 Front Street
New York, NY 10038

7-9 Bond Street Condominium
c/o Tri-Star Equities, Inc.
Attn: Rod Feldman
155 East 26th Street
New York, NY 10010

2 West End Owners Corp.
c/o United Management Corp.
Attn: Arthur Wiener
166 Montague Street
Brooklyn, NY 11201

P.I.M. Consultants Corp.
c/o Finger Management Corp.
Attn: Joseph Bavaro
589 8th Avenue, 10th Floor
New York, NY 10018

MH Creston LLC
Attn: Shaban Mehjaj
2675 Morris Avenue
Bronx, NY 10468

265 East Bedford Realty Corp.
Attn: Mustafa Sahmanovic
P.O. Box 401
Parkville, NY 12768

Riverview Condominium
c/o RHAMCO
Attn: John Colangelo
1133 Westchester Avenue, #N006
White Plains, NY 10604

1311 Associates LLC
Attn: Bozhena Basmanov
817 Westchester Avenue
Bronx, NY 10455

Undercliff Realty Corp.
c/o Residential Management (NY), Inc.
Attn: Labe Twerski
1651 Coney Island Avenue, 4th Floor
Brooklyn, NY 11230

1961 Mapes Avenue HDFC
Attn: Pedro Saladini
1961 Mapes Avenue
Bronx, NY 10460

Concourse Realty Corp.
Attn: Harry Silverstein
429 Mayfair Drive South
Brooklyn, NY 11234

Loran LP
c/o Orin Management LLC
Attn: Luis DeLaCruz
37-04 Parson Boulevard, 1st Floor
New York, NY 11354

Senior Living Options, Inc.
c/o The Wavecrest Management Team Ltd.
Attn: Gustavo Moran
87-14 116th Street
Richmond Hill, NY 11418

Alliance Housing II Associates LP
c/o Park Management Inc.
Attn: John Embitzer
55 West 166th Street, Office
Bronx, NY 10452