

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



Joseph A. Post
Deputy General Counsel – NY

February 4, 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 36 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 36 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 36 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 36 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 36 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 36 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

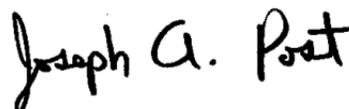
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work 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: February 4, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

**Petition of Verizon New York Inc. for Orders of
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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
February 4, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

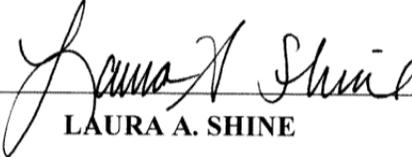
**Petition of Verizon New York Inc. for Orders of
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DECLARATION OF LAURA A. SHINE

I have taken steps to ensure that a copy of the Petition of Verizon New York Inc. for Orders of Entry for 36 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 4, 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
February 4, 2016

SERVICE LIST

Bristol East Company, LP
c/o Caprice Management Corp.
Attn: Kevin Chadrjian
320 East 58th Street
New York, NY 10022

200 East 78th Street Owners Corp.
c/o J&C Lamb Management Corp.
Attn: Craig Lamb
4 Park Avenue South
New York, NY 10016

Memorial Sloan Kettering Hospital
Attn: Michael Kiernen
1233 York Avenue, #5J
New York, NY 10065

40 Fifth Avenue Corp.
c/o Douglas Elliman Property Management
Attn: Neil Rappaport
675 Third Avenue
New York, NY 10017

409 Edgecombe Avenue HDFC
c/o Synoptic Management Corp.
Attn: Chris Ebert
136 West 92nd Street, #1A
New York, NY 10025

2701 Broadway Realty LLC
Attn: Hamid Khan
235 West 103rd Street, Basement
New York, NY 10025

Manhattan Avenue Redevelopment Company, LP
c/o T.U.C. Management Company, Inc.
Attn: Jeffrey Goldstein
200 West 57th Street, #702
New York, NY 10019

Morningside Housing Associates, LP
c/o Nelson Management Group
Attn: Adam Nadel
118-35 Queens Boulevard, 14th Floor
Forest Hills, NY 11375

Bennett Apartments LLC
Attn: Cecilia Chesnov
63-07 Saunders Street, #1F
Rego Park, NY 11374

780 PP LLC
c/o The Parkoff Organization
Attn: Richard Parkoff
98 Cuttermill Road, #444S
Great Neck, NY 11021

Gjonzef Realty Corp.
c/o The Wavecrest Management Team Ltd.
Attn: Jim Tascarella
87-14 116th Street
Richmond Hill, NY 11418

M P S Realty Group Corp.
Attn: Paul Gjuraj
2565 Boston Road
Bronx, NY 10467

Berrios & Negrón of NY Inc.
Attn: Liz Vazquez
941 McLean Avenue, #213
Yonkers, NY 10704

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

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

10 Holder Apartments Corp.
c/o Mark Greenberg Real Estate Co. LLC
Attn: Pam Silver
1981 Marcus Avenue, #C131
Lake Success, NY 11042

Parsons 150 LLC
c/o Bronstein Properties, LLC
Attn: Scott Silverman
108-18 Queens Boulevard, #302
Forest Hills, NY 11375

40th Street, LLC
Attn: Chris Partridge
23-08 Newtown Avenue, #1B-East
Astoria, NY 11102

4554 Park Avenue HDFC
Attn: Evereld Harris
4554 Park Avenue, #2C
Bronx, NY 10458

Walton Cluster, LP
c/o RSE Management
Attn: Ramon Escobar
2432 Grand Concourse
Bronx, NY 10458

1968 Marmion Avenue HDFC
Attn: Sofia Velazquez
1968 Marmion Avenue, #1B
Bronx, NY 10460

Reservoir Associates, LLC
Attn: Phil Roth
825 East 233rd Street
Bronx, NY 10466

125 East 84th Street Corp.
c/o FirstService Residential New York, Inc.
Attn: Adam Averhan
622 Third Avenue, 14th Floor
New York, NY 10017

HP Davidson Cluster HDFC, Inc.
c/o WinnResidential (NY) LLC
Attn: Jennifer Steighner
2534 Adam Clayton Powell Jr Boulevard
New York, NY 10039

Baruch Haviv
c/o Douglas Elliman Property Management
Attn: Evelyn Santana
675 Third Avenue
New York, NY 10017

Susan's Court Condominium
c/o K&R Realty Management, Inc.
Attn: John Liparoto
316 West 118th Street
New York, NY 10026

Magnolia Plaza HDFC
c/o Grenadier Realty Corp.
Attn: Paulette Holiday
1230 Pennsylvania Avenue
Brooklyn, NY 11239

SG & Sons Realty LLC
Attn: Mitchell Shpelfogel
139 Corbin Place
Brooklyn, NY 11235

Seabreeze Realty Co. LLC
c/o Miller Management LLC
Attn: Jerry Miller
1293 East 5th Street
Brooklyn, NY 11230

Central Park Plaza Condominium
c/o Manhattan North Management Company, Inc.
Attn: Dennis Ovalle
107-129 East 126th Street
New York, NY 10035

Cobble Hill Towers Condominium
c/o Lisa Management Inc.
Attn: Ed Strosser
826 Broadway, 11th Floor
New York, NY 10003

Cobble Hill Towers Condominium
c/o Lisa Management Inc.
Attn: Ed Strosser
826 Broadway, 11th Floor
New York, NY 10003

Tripolis Realty LLC
c/o Ted Bouzalas Realty Corp.
Attn: Ted Bouzalas
9002 5th Avenue
Brooklyn, NY 11209

Vista Realty LLC
Attn: Nic Sarantopoulos
36 Colfax Avenue
Staten Island, NY 10306

Peter Levis
Attn: Michael Levis
402 85th Street
Brooklyn, NY 11209

FDB 8th Avenue LLC
c/o Silverstone Property Group
Attn: Robert Jenny
825 Third Avenue, 37th Floor
New York, NY 10022