

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



Joseph A. Post
Deputy General Counsel – NY

February 17, 2016

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

Re: Matter 16-____ – Petition of Verizon New York Inc. for Limited Orders of Entry for 19 Multiple-Dwelling Unit Buildings in the City of New York

Dear Secretary Burgess:

Enclosed please find the Petition of Verizon New York Inc. for Limited Orders of Entry for 19 Multiple-Dwelling Unit Buildings in the City of New York.

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 a survey of the property in preparation for 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 Limited
Orders of Entry for 19 Multiple-Dwelling Unit
Buildings in the City of New York**

Matter 16-_____

PETITION FOR LIMITED ORDERS OF ENTRY

Verizon New York Inc. (“Verizon”) respectfully submits this Petition for Limited Orders of Entry, pursuant to 16 NYCRR § 898.4, allowing Verizon to conduct a pre-installation survey at 19 multiple-dwelling unit buildings (“MDUs”) in the City of New York. In support of this Petition, Verizon states as follows:

Specific Location of the Properties

1. Verizon seeks to conduct a pre-installation survey, in preparation for future installation of cable television facilities, at the 19 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 enter each MDU to conduct a pre-installation survey, in preparation for future installation of Verizon’s cable television facilities at the MDU, to allow Verizon to provide cable television service to residents in the MDU.

Proof of Service of Notice of Intention to Install Cable Television Facilities and Service

4. Each MDU owner and/or managing agent received two letters from Verizon. Each letter was accompanied by a Notice of Intention to Install Cable Television Facilities and Service, as required by 16 NYCRR Part 898. 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 pre-installation surveys.

Indemnification

6. Verizon warrants that it will bear the entire cost of each survey. Verizon further warrants that it will indemnify the owner of each MDU for any damage that may be caused by Verizon in connection with the survey, and that it has insurance covering such pre-installation survey work, proof of which can be produced upon request.

Pre-Installation Survey Work Will Be Conducted Without Prejudice to the Owner's Right to Receive Just Compensation

7. The proposed pre-installation survey 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 for the Pre-Installation Surveys

8. Verizon's formal efforts 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 survey the properties for reasons that may include, but are not necessarily

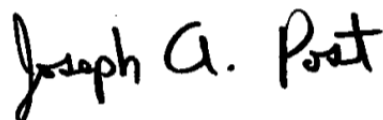
limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer the survey by Verizon pending building renovations or other activity. Verizon will continue attempting to work cooperatively with building 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 MDU listed in 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 matter 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 conduct a pre-installation survey at each MDU, 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: New York, New York
February 17, 2016

**STATE OF NEW YORK
PUBLIC SERVICE COMMISSION**

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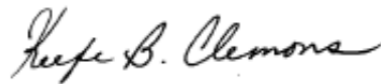
Matter 16-_____

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
February 17, 2016

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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 Limited Orders of Entry for 19 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 17, 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 17, 2016

SERVICE LIST

MMLERY LLC
c/o Strategic Property Management, Inc.
Attn: Abe Pultman
2392 Nostrand Avenue
Brooklyn, NY 11210

610 West 163 Owner LLC
c/o Galil Management
Attn: Thomas Walsh
1465A Flatbush Avenue
Brooklyn, NY 11210

2511 Cooper LLC
c/o The Morgan Group
Attn: Stuart Morgan
41 West Putnam Avenue
Greenwich, CT 06830

2465 Tratman Realty, LLC
c/o Gjonaj Realty & Management Corp.
Attn: Victor Gjonaj
275 East Gun Hill Road
Bronx, NY 10467

A&R Management, LLC
Attn: Angel Poveda
1150 Pelham Parkway South, #1J
Bronx, NY 10461

Alps Realty of NY Corp.
Attn: Louis Dakaj
3650 Bronx Boulevard, #1A
Bronx, NY 10467

Kaplan Holdings LLC
c/o Krasniqi Real Estate Corp.
Attn: Fatmir Krasniqi
316 East 211th Street, #2
Bronx, NY 10467

624 & 655 LLC
c/o New York City Management LLC
Attn: Michael Besen
381 Park Avenue South, #1515
New York, NY 10016

Cranny Quilty Ltd.
Attn: Mary Smith
342 East 236th Street
Bronx, NY 10470

N.D.G. Associates Inc.
Attn: Valentino Grishaj
776 Mace Avenue
Bronx, NY 10467

Dardani Investment Group, LLC
Attn: Gjok Paloka
2265 Olinville Avenue, Basement
Bronx, NY 10467

Double A Property Associates - Turner LLC
Attn: Herbert Donner
172-90 Highland Avenue
Jamaica, NY 11432

J Realty Corp.
Attn: John Palushaj
2905 Grand Concourse
Bronx, NY 10468

HP Creston HDFC Inc.
c/o WinnResidential (NY) LLC
Attn: Maria Almanzar
2534 Adam Clayton Powell Jr. Boulevard, 1st Floor
New York, NY 10039

Woody Heights, LLC
Attn: Evan Roberts
36 West 37th Street, Ground Floor
New York, NY 10018

441 Ocean Avenue Associates
c/o Selan Enterprises, Inc.
Attn: Lisa Glass
138 Larchmont Avenue, #1A
Larchmont, NY 10538

447/448 Owners Corp.
c/o Residential Management (NY), Inc.
Attn: Jacob Twerski
1651 Coney Island Avenue, 4th Floor
Brooklyn, NY 11230

515 West Realty LLC
c/o King David Management
Attn: Gerald Ziering
1329A North Avenue, #106
New Rochelle, NY 10804

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