

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



**Joseph A. Post**  
Deputy General Counsel – NY

February 25, 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 58 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 58 Multiple-Dwelling Unit Buildings in the City of New York.

Verizon has completed pre-installation surveys at each of the 58 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](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](mailto: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 58 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 58 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 58 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

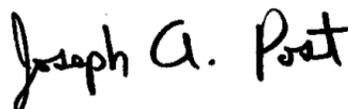
include, but are not necessarily limited to, refusals to permit access, delays by building owners or managing agents in communicating with Verizon or in reaching a decision, and requests to defer work by Verizon pending building renovations or other activity. Verizon will continue attempting to work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

A handwritten signature in black ink that reads "Joseph A. Post". The signature is written in a cursive, slightly slanted style.

JOSEPH A. POST  
140 West Street, 6<sup>th</sup> Floor  
New York, New York 10007  
(212) 519-4717

Counsel for Verizon New York Inc.

Dated: February 25, 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.



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**KEEFE B. CLEMONS**

Dated: New York, New York  
February 25, 2016

**STATE OF NEW YORK  
PUBLIC SERVICE COMMISSION**

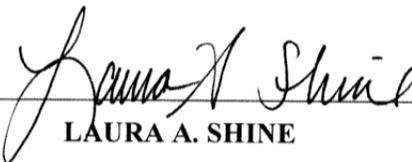
**Petition of Verizon New York Inc. for Orders of  
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**Matter 16-\_\_\_\_\_**

**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 58 Multiple-Dwelling Unit Buildings in the City of New York was sent on February 25, 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 25, 2016

## SERVICE LIST

Van Duzer Associates LLC  
c/o B. Gans Management, Inc.  
Attn: Bernard Gans  
18 East 41st Street, #1906  
New York, NY 10017

7E86 Realty LLC  
c/o Friedman Management Co.  
Attn: Bernard Friedman  
770 Lexington Avenue, 18th Floor  
New York, NY 10065

Weinberg Properties  
c/o Delaurentis Management Corp.  
Attn: Beth DeLaurentis  
360 East 57th Street  
New York, NY 10022

Dovero Realty Corp.  
c/o Castle Peak Management, LLC  
Attn: Pasquale Coppolecchia  
655 East 234th Street, Basement  
Bronx, NY 10466

50 West 67th Street Inc.  
c/o Douglas Elliman Property Management  
Attn: Dawn Mazzoni  
675 Third Avenue, 6th Floor  
New York, NY 10017

HP 680 St. Nicholas HDFC, Inc.  
c/o Galil Management LLC  
Attn: Eric Sanchez  
975 Walton Avenue, #1000  
Bronx, NY 10452

Royal Charter Properties, Inc.  
c/o Cushman & Wakefield, Inc.  
Attn: Tami Ellis  
600 West 165th Street, #1H  
New York, NY 10032

The 807 Riverside Condominium  
c/o The Andrews Organization  
Attn: Dana Gordon  
666 Broadway, 12th Floor  
New York, NY 10012

631 Edgecombe, LP  
c/o Beach Lane Management, Inc.  
Attn: Mark Scharfman  
111 North Central Park Avenue, #400  
Hartsdale, NY 10530

F&M Realty LLC  
c/o Edel Family Management Corp.  
Attn: Florence Edelstein  
2207 Coney Island Avenue  
Brooklyn, NY 11223

2440-50 Amsterdam Avenue HDFC  
c/o Jarsol & Associates LLC  
Attn: Jose Estevez  
155-71 99th Street  
Howard Beach, NY 11414

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

Holland Capital Associates, LLC  
Attn: Hector Lopez  
14 Thayer Street, #2G  
New York, NY 10040

Vuthaj Realty Corp.  
c/o Katonah Property Management Corp.  
Attn: Ben Celaj  
931 Morris Park Avenue, 2nd Floor  
Bronx, NY 10462

415 East 204 Realty LLC  
c/o Halison Realty Co.  
Attn: Halil Ndresaj  
415 East 204th Street  
Bronx, NY 10467

318 Realty Co.  
Attn: Warren Levie  
3153 Perry Avenue  
Bronx, NY 10467

Khadeja Sikandar  
815 East 14th Street  
Brooklyn, NY 11230

King Henry Apts LLC  
Attn: Martin Domnitch  
85-15 Main Street, #A  
Briarwood, NY 11435

Berkeley Coop Towers Sec. II Corp.  
c/o Gabriel Management Corp.  
Attn: Gennaro Massaro  
52-40 39th Drive  
Woodside, NY 11377

Park South Condominium  
c/o Matthew Adam Properties, Inc.  
Attn: Janusz Sikora  
127 East 59th Street, 3rd Floor  
New York, NY 10022

14 East 96th Street Condominium  
c/o Merlot Management LLC  
Attn: Jo-Ann Simpson  
201 West 91st Street, #1D  
New York, NY 10024

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

Trio 2870 Marion Associates, LLC  
c/o Schur Management Co. Ltd.  
Attn: Sonia Iglesias  
2432 Grand Concourse, #400  
Bronx, NY 10458

Parc Grand, LLC  
c/o Interactive Realty Property Management  
Attn: John Skrelja  
100 Mamaroneck Avenue, 2nd Floor  
Mamaroneck, NY 10543

Naret Realty, LLC  
Attn: John Donofrio  
105 Court Street, #503  
Brooklyn, NY 11201

Frantor Realty Corp.  
Attn: Frankie Torres  
147 Lincoln Avenue, #2B  
Bronx, NY 10454

Bronx Preservation HDFC  
c/o Progressive Management of N.Y. Corp.  
Attn: Neal Rick  
15 Verbena Avenue, #100  
Floral Park, NY 11001

Bridgestone Group LLC  
Attn: Peretz Klein  
P.O. Box 339  
Monsey, NY 10952

West Tremont Avenue Realty Associates, LP  
c/o Arden Management Co., LLC  
Attn: Aaron Barnes  
1208 Avenue M, #2206  
Brooklyn, NY 11230

Connie Ramos  
Attn: Albert Ramos  
P.O. Box 134  
Bronx, NY 10473

Bronx Preservation HDFC  
c/o Progressive Management of N.Y. Corp.  
Attn: Neal Rick  
15 Verbena Avenue, #100  
Floral Park, NY 11001

Aldus Green Corp.  
c/o Kraus Management Inc.  
Attn: Ramiro Velez  
33-01 Vernon Boulevard  
Long Island City, NY 11106

Luna Park Housing Corporation  
c/o Metro Management Development Inc.  
Attn: Ernest Susco  
42-25 21st Street  
Long Island City, NY 11101

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Attn: Ernest Susco  
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Long Island City, NY 11101

2116 Honeywell Ave HDFC  
Attn: Ilia Lugo  
2116 Honeywell Avenue, #5  
Bronx, NY 10460

133 East 80th Street Corporation  
c/o Brown Harris Stevens Residential Management, LLC  
Attn: John Derlaga  
770 Lexington Avenue, 5th Floor  
New York, NY 10065

646 Tenth Avenue, LLC  
c/o The Brusco Group  
Attn: Orchid Mora  
163 West 74th Street  
New York, NY 10023

49 East 21st Street Condominium  
c/o Maxwell-Kates, Inc.  
Attn: Max Freedman  
9 East 38th Street, 6th Floor  
New York, NY 10016

BH26 Mgmt. LLC  
Attn: Kenny Nasab  
2707 Sedgwick Avenue, #2E  
Bronx, NY 10468

929 Park Avenue Apartments Corp.  
c/o Century Management Services Inc.  
Attn: James Flaherty  
440 9th Avenue, 15th Floor  
New York, NY 10001

58 Orchard Realty Corp.  
Attn: Kit Koi Chu  
22 Mott Street, 2nd Floor  
New York, NY 10013

363 Third Ave., LLC  
c/o REDI Management Corp.  
Attn: Mindi Friedman  
116 East 27th Street, 3rd Floor  
New York, NY 10016

603-607 West 139 BCR, LLC  
c/o Big City Realty Management, LLC  
Attn: Kobi Zamir  
555 West 151st Street, Basement  
New York, NY 10031

175 Realty Associates III, LLC  
Attn: Jeno Guttmann  
61 Harrison Avenue, #1R  
Brooklyn, NY 11211

Bennett Owners Corp.  
c/o Edel Family Management Corp.  
Attn: Florence Edelstein  
2207 Coney Island Avenue  
Brooklyn, NY 11223

Sunset Home Association, Inc.  
Attn: Paul Flint  
705 41st Street, #3  
Brooklyn, NY 11232

Canal Condominium  
c/o Bethel Management Inc.  
Attn: Veronica Wong  
7 Chatham Square, #608  
New York, NY 10038

BSD 26 Maeem LLC  
c/o Eretz Group  
Attn: Abraham Talassazan  
295 Madison Avenue, #977  
New York, NY 10017

Louis Brusco  
c/o Fenwick-Keats Realty, LLC  
Attn: Albert Abela  
419 Park Avenue South, 7th Floor  
New York, NY 10016

137 Broadway Associates, LLC  
c/o SDG Management Corp.  
Attn: Noey Matos  
888 7th Avenue, 24th Floor  
New York, NY 10106

HP 360 Preservation HDPC, Inc.  
c/o C&C Apartment Management LLC  
Attn: Jennifer Santoro  
1735 Park Avenue, #300  
New York, NY 10035

501 West 143 Street HDPC  
c/o JLP Metro Management Inc.  
Attn: Louis Popovic  
3397 East Tremont Avenue  
Bronx, NY 10461

Progressive Associates LLC  
c/o Proto Property Services LLC  
Attn: Manny Ramirez  
3601A Fieldston Road  
Bronx, NY 10463

609-615 Realty, LLC  
Attn: Moshe Piller  
1276 50th Street  
Brooklyn, NY 11219

Sherman 75 LLC  
c/o Bronstein Properties, LLC  
Attn: Joe Masino  
108-18 Queens Boulevard, #302  
Forest Hills, NY 11375