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.

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,

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,

Joseph A. Post
140 West Street, 6th 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 Entry for 58 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
February 25, 2016
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-_____

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.

Dated: New York, New York  
February 25, 2016  

LAURA A. SHINE
<table>
<thead>
<tr>
<th>Company Name</th>
<th>Address</th>
<th>Attn.</th>
<th>Location</th>
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<tr>
<td>Van Duzer Associates LLC</td>
<td>c/o B. Gans Management, Inc.</td>
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<td>Beth DeLaurentis</td>
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<td>New York, NY</td>
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<td>Eric Sanchez</td>
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<td>Tami Ellis</td>
<td>New York, NY</td>
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<td>Florence Edelstein</td>
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</table>
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
  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

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

Luna Park Housing Corporation
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Attn: Ernest Susco
42-25 21st Street
Long Island City, NY 11101

Luna Park Housing Corporation
c/o Metro Management Development Inc.
Attn: Ernest Susco
42-25 21st Street
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 HDFC, Inc.
c/o C&C Apartment Management LLC
Attn: Jennifer Santoro
1735 Park Avenue, #300
New York, NY 10035

501 West 143 Street HDFC
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